

Application ref: 2016/5372/P
Contact: Jonathan McClue
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Date: 29 March 2019

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Jon Dingle Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Highgate Centre and A&A Self Storage (Former Lensham House)
19 - 37 Highgate Road
NW5 1JY and;
19 Greenwood Place
NW5 1LB
London

Proposal:

Demolition of existing buildings (D1, B1a and B8 uses) and redevelopment of the site to provide two buildings containing a 2 storey basement (Building 1: 8 storeys and Building 2: 7 storeys) with 4,360m² of self-storage (B8); 1,798m² of office (B1a); 95m² of community cafe (A3) space (all areas GIA) and 60 self-contained residential flats (C3) including 52 market units (16x1 bed, 29x2 bed, 7x3 bed) and 8 social rented units (8x1 bed) along with the creation of a pedestrian walkway running east to west linking Highgate Road with Greenwood Place; the creation of a vehicular access from Greenwood Place and loading bay; provision of green/brown roofs and plant equipment; roof terraces and balconies and other associated works.

Drawing Nos: (JA12_Z0_)P_00_001 Rev A; E_NE_001 Rev A; E_NW_001 Rev A; E_NE_001 Rev A; E_SE_001 Rev A; E_SW_001; SS_AA_001 Rev A; SS_BB_001 Rev A; SS_CC_001 and (JC20_Z0_)E_NE_001 Rev A; E_NW_001 Rev A; E_SE_001 Rev A; E_SW_001 Rev A; P_00_001 Rev A; (C645_)Z0_P_00_001 Rev D; P_00_001 Rev E; P_01_001 Rev B; B0_P_02_001 Rev C; P_03_001 Rev B; P_04_001 Rev B; P_05_001 Rev B; P_06_002 Rev B; P_07_001 Rev C; P_B1_001 Rev B; P_B2_001 Rev B; P_RF_002 Rev C; B1_E_NE_001 Rev C; B1_E_NW_001 Rev E;

B1_E_SE_001 Rev D; B1_E_SW_001 Rev E; B2_E_NE_001 Rev F; B2_E_NW_001 Rev C; B2_E_SE_001 Rev F; B2_E_SW_001 Rev C; Z0_NE_002 Rev G; Z1_E_01_001 Rev B; Z1_E_02_001 Rev B; Z1_E_03_001 Rev C; Z1_E_04_001 Rev B; Z1_E_05_001; Z1_E_06_001; Z1_E_07_001 Rev A; Z1_E_08_001; Z1_E_09_001 Rev A; Z2_D_001-004; Z2_E_01_001 Rev B; Z2_E_02_001 Rev C; Z2_E_03_001; Z2_E_04_001 Rev A; S_AA_001 Rev C; S_BB_001 Rev C; S_CC_001 Rev C; S_DD_001 Rev C; Z0_SS_AA_001 Rev C; Z0_SS_BB_001 Rev C; Z0_SS_CC_001 Rev C; Z0_P_00_002 Rev A; Z0_E_NE_001 Rev G; Z1_D_001-006 and (D811_P_)00_001 Rev A; 00_002 Rev A; 01_001 Rev A; 01_002 Rev A; 00_003-006 Rev B; D_01_001; Supporting Documents: Affordable Housing and Economic Viability Assessment dated 26/09/2016; Construction Management Plan pro forma v2.1; Daylight and Sunlight (ref: 7554) dated 23/09/2016; Design and Access Statement dated September 2016; Ecology Appraisal (ref: 20186/S/ECO01/04) Rev 04 dated 23/09/2016; Energy Strategy (ref: 17411/S/ES01/03) Rev 03 dated 26/09/2016; Flood Risk Assessment (ref: 20186/S/FRA01/03) Rev 03 dated 27/09/2016; Heritage Statement dated September 2016; Historic Environment Assessment dated May 2016; Planning Statement dated September 2016; Residential Travel Plan; Statement of Community Involvement dated September 2016; Sustainability Statement (ref: 17411/S/RT01/03) Rev 03 dated 26/09/2016; Transport Assessment; Workplace Travel Plan; Acoustics Planning Report (ref: 20186/A/AC01/03) Rev 03 dated 26/09/2016; Air Quality Assessment

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

Condition(s) and Reason(s):

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

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

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

Existing and Demolition Drawings: (JA12_Z0_)P_00_001 Rev A; E_NE_001 Rev A; E_NW_001 Rev A; E_NE_001 Rev A; E_SE_001 Rev A; E_SW_001; SS_AA_001 Rev A; SS_BB_001 Rev A; SS_CC_001 and (JC20_Z0_)E_NE_001 Rev A; E_NW_001 Rev A; E_SE_001 Rev A; E_SW_001 Rev A; P_00_001 Rev A;

Proposed Drawings: (C645_)Z0_P_00_001 Rev D; P_00_001 Rev E; P_01_001 Rev B; B0_P_02_001 Rev C; P_03_001 Rev B; P_04_001 Rev B; P_05_001 Rev B; P_06_002 Rev B; P_07_001 Rev C; P_B1_001 Rev B; P_B2_001 Rev B; P_RF_002 Rev C; B1_E_NE_001 Rev C; B1_E_NW_001 Rev E; B1_E_SE_001 Rev D; B1_E_SW_001 Rev E; B2_E_NE_001 Rev F; B2_E_NW_001 Rev C; B2_E_SE_001 Rev F; B2_E_SW_001 Rev C; Z0_NE_002 Rev G; Z1_E_01_001 Rev B; Z1_E_02_001 Rev B; Z1_E_03_001 Rev C; Z1_E_04_001 Rev B; Z1_E_05_001; Z1_E_06_001; Z1_E_07_001 Rev A; Z1_E_08_001; Z1_E_09_001 Rev A; Z2_D_001-004; Z2_E_01_001 Rev B; Z2_E_02_001 Rev C; Z2_E_03_001; Z2_E_04_001 Rev A; S_AA_001

Rev C; S_BB_001 Rev C; S_CC_001 Rev C; S_DD_001 Rev C;
Z0_SS_AA_001 Rev C; Z0_SS_BB_001 Rev C; Z0_SS_CC_001 Rev C;
Z0_P_00_002 Rev A; Z0_E_NE_001 Rev G; Z1_D_001-006 and
(D811_P_)00_001 Rev A; 00_002 Rev A; 01_001 Rev A; 01_002 Rev A;
00_003-006 Rev B; D_01_001.

Supporting Documents: Affordable Housing and Economic Viability Assessment dated 26/09/2016; Construction Management Plan pro forma v2.1; Daylight and Sunlight (ref: 7554) dated 23/09/2016; Design and Access Statement dated September 2016; Ecology Appraisal (ref: 20186/S/ECO01/04) Rev 04 dated 23/09/2016; Energy Strategy (ref: 17411/S/ES01/03) Rev 03 dated 26/09/2016; Flood Risk Assessment (ref: 20186/S/FRA01/03) Rev 03 dated 27/09/2016; Heritage Statement dated September 2016; Historic Environment Assessment dated May 2016; Planning Statement dated September 2016; Residential Travel Plan; Statement of Community Involvement dated September 2016; Sustainability Statement (ref: 17411/S/RT01/03) Rev 03 dated 26/09/2016; Transport Assessment; Workplace Travel Plan; Acoustics Planning Report (ref: 20186/A/AC01/03) Rev 03 dated 26/09/2016; Air Quality Assessment (ref: 20186/S/AQA03/03) Rev 03 dated 12/05/2016; BREEAM 2014 Pre-assessments Greenwood Place/Highgate Road (ref: 20186/S/BRE01/01) Rev 01 dated 26/09/2016; Preliminary Phase II Contamination Assessment (ref: 20186/S/RT02/01) Rev 01 dated 27/09/2016; Civil & Structural Concept Report Issue P2 dated 22/09/2016; Tree Report (ref: PRI20128tr) dated 10/09/2019; Health Impact Assessment dated October 2016; Basement Impact Assessment (ref: CG/18500) Rev 2 dated May 2016; Below Ground Drainage Strategy Issue P1 07/03/2016; Residential Overheating Risk (ref: 17411/S/TC01/00) Rev 00 dated 20/12/2016; HM Responses to comments received from Camden Council; CGL Response to comments (ref: CG/18500) dated 28/02/2016; Ground Investigation Report; Daylight and Sunlight (ref: 7554) dated 13/01/2017.

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

- 3 Notwithstanding the approved drawings and documents, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates
 - b) Plan, elevation and section drawings, including fascia, cornice, entrances, pilasters and glazing panels of the ground floor facades/shopfronts of Buildings 1 and 2 at a scale of 1:10;
 - c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials to be provided on site, including a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing
 - d) Detailed drawings of the 'A&A' signage on the north west and south east

elevations of Building 1, including sections at 1:10

e) Details, including security system and method of keeping gates secure, of the gates securing Church Walk adjacent to Building 2 including materials and elevations

f) Plan, elevation and section drawings of the balconies, balustrades, pavilion of the attic storeys

g) Details of all lighting to the public realm including external lighting to the elevations, lighting of entrance areas, control of access points and CCTV.

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies G1 and D1 of the Camden Local Plan June 2017.

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies G1 and D1 of the Camden Local Plan June 2017.

- 5 Prior to the occupation of the development, full details of screening, balustrade treatment and other measures to reduce instances of overlooking and loss of privacy to neighbouring occupiers from the commercial and residential terraces and balconies within the development shall be submitted to and approved in writing by the local Planning Authority. The development shall be carried out in accordance with the details thereby approved and permanently maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies G1 and A1 of the Camden Local Plan June 2017.

- 6 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, amenity spaces, green/brown roofs, landscaped buffer areas and the pedestrian route through) 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 enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies G1 and D1 of the Camden Local Plan June 2017.

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

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies G1 and D1 of the Camden Local Plan June 2017.

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

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies G1 and D1 of the Camden Local Plan June 2017.

- 9 The 'community' cafe (A3) use hereby permitted shall not be carried out outside the following times: 07:00hrs to 23:30hrs Monday to Saturday and 08:30hrs to 10:30hrs on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4 and TC1 of the Camden Local Plan June 2017.

- 10 The approved office amenity space on the second floor of Building 1, as shown on the 2nd floor plan C645_B0_P_02_001 Rev C, shall not be used outside the hours of 08:00 and 21:00 Monday-Friday.

Reason: In order to prevent unreasonable overlooking of neighbouring premises and noise and general disturbance in accordance with the requirements of policies G1 and A1 of the Camden Local Plan June 2017.

- 11 Notwithstanding the provisions of Class B8 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 self-storage use over the basement and parts of the ground floor shall be used as a self-storage business only and for no other purpose.

Reason: To ensure that the future occupation of the premises does not adversely affect the prospective occupiers of the development, adjoining premises and surrounding area by reason of noise and general disturbance in accordance with policies G1, A1 and A4 of the Camden Local Plan June 2017.

- 12 Prior to commencement of the development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/uses in adjoining dwellings, namely living rooms and kitchen above bedroom of separate dwellings. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the prospective residential occupiers of the development and the area generally in accordance with the requirements of policies G1, A1 and H6 of the Camden Local Plan June 2017.

- 13 Prior to commencement of the development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling/ walls separating the commercial part(s) of the premises from noise sensitive premises. Details shall demonstrate that the sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within noise sensitive premises. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the prospective residential occupiers of the development and the area generally in accordance with the requirements of policies G1, A1 and H6 of the Camden Local Plan June 2017.

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

Reason: To safeguard the amenities of occupiers of the proposed use, adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the Camden Local Plan June 2017.

- 15 Prior to commencement of the development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and

demolition), details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/machinery/equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of occupiers of the proposed use, adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the Camden Local Plan June 2017.

- 16 Prior to commencement of the development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), details of anti-vibration measures shall be submitted to and approved in writing by the Council. The measures shall ensure that all machinery, plant/equipment, extract/ventilation system and ducting are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of occupiers of the proposed use, adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the Camden Local Plan June 2017.

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

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies G1, A1 and CC5 of the Camden Local Plan June 2017.

- 18 At least 28 days before the development hereby permitted commences a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the Local Planning Authority and the documentation submitted must comply with the standards of the Environment

Agency's Model Procedures for the Management of Contamination (CLR11).

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1 and A1 of the Camden Local Plan June 2017.

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

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1 and A1 of the Camden Local Plan June 2017.

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

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1 and A1 of the Camden Local Plan June 2017.

- 21 Notwithstanding the approved drawings, 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 177 spaces (including at least 10 short-stay/visitor spaces) 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 the development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policies G1 and T1 of the Camden Local Plan June 2017 and table 6.3 of the London Plan 2016.

- 22 No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for

those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited heritage practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

Reason: Built heritage assets on this site will be affected by the development. The planning authority wishes to secure building recording in line with NPPF, and publication of results, in accordance with Section 12 of the NPPF and in order to ensure the identification of and minimise damage to important archaeological remains which may exist on this site, in accordance with the requirements of policies G1 and D2 of the Camden Local Plan June 2017.

- 23 Prior to implementation, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies G1, D1, CC1 and CC2 of the Camden Local Plan June 2017.

- 24 Details of integrated bird and bat nesting boxes or bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. Details shall include the exact location, height, aspect, specification and indication of species to be accommodated. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained. Guidance on biodiversity enhancements including artificial nesting and roosting sites is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features.

Reason: To ensure the development provides the appropriate provision towards creation of habitats and valuable areas for biodiversity in accordance with policy 7.19 of the London Plan 2016, policies G1, D1 and A3 of the Camden Local Plan June 2017.

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

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies G1, CC1, CC2 and CC3 of the Camden Local Plan June 2017.

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

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policies G1, CC1, CC2 and CC3 of the Camden Local Plan June 2017.

- 27 Prior to the first occupation of the development a plan showing details of the green/brown roofs including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2 and CC3 of the Camden Local Plan June 2017.

- 28 All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4(2) with at least 10% designed and constructed in accordance with Building Regulations Part M4 (3) adaptable.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policies G1 and H6 of the Camden Local Plan June 2017.

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

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

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, CC1, CC2 and CC4 of the Camden Local Plan June 2017.

- 30 The windows annotated as 'translucent glazing to avoid overlooking' on the north west elevation of Building 1 (as shown on drawing no. C645_B1_E_NW_001 Rev E) shall be implemented as obscurely glazed and be non-openable below a height of 1.7m and remain so in perpetuity. Details of the translucent glazing shall be submitted to and approved by the Council prior to the occupation of the development.

Reason: To protect the amenities of future and neighbouring occupiers in accordance with the requirements of policies G1 and A1 of the Camden Local Plan June 2017.

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

Reason: In order to enhance the free flow of pedestrian movement and promote highway safety and amenity in accordance with policies G1, D1 and T1 of the of the Camden Local Plan June 2017.

- 32 Prior to commencement of development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), full details of the overheating assessment (following the methodology set out in the Greater London Authority's Guidance on Preparing Energy Assessments) for the supported living units should be provided. The applicant should demonstrate that the Mayor's cooling hierarchy has been followed and that overheating risk has been reduced as far as possible. Where active cooling is required, details demonstrating the efficiency of the system should be provided to the Council.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies G1 and CC2 of the of the Camden Local Plan June 2017.

- 33 Notwithstanding the approved drawings and documents, no comfort cooling is permitted in any of the residential units unless it is demonstrated to the Council's satisfaction that the applicable rooms fail the overheating criteria as set out in the Greater London Authority's Guidance on Preparing Energy Assessments.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies G1 and CC2 of the Camden Local Plan June 2017.

- 34 Prior to the commencement of development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), full details of the mechanical ventilation including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from roads and the CHP and boiler stack to protect internal air quality.

Reason: To safeguard the amenities of the future occupiers, adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4 and CC4 of the Camden Local Plan June 2017.

- 35 No development shall take place (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), until full details of air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the Greater London Authority's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1 and CC4 of the Camden Local Plan June 2017.

- 36 Prior to commencement of the development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), full details of the sustainable drainage system including:

- Permeable paving (40.7m³ attenuation)
- Attenuation tank (111.4m³ attenuation)
- Green and brown roofs

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 40% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate a 50% reduction in run off rate in all storm events up to and including the 1 in 100 year storm. Details shall include a lifetime maintenance plan, and shall thereafter 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 G1, CC1, CC2 and CC3 of the Camden Local Plan June 2017.

- 37 Prior to occupation, 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 G1, CC1, CC2 and CC3 of the Camden Local Plan June 2017.

Informative(s):

- 1 The Camden Local Plan was adopted on 03/07/2017, which was a few weeks after the application gained a resolution to grant at Planning Committee on 15/06/2017. When the application was given the resolution to grant, the Local Plan had significant weight as the Inspector's report on the Local Plan had been published and concluded that the plan is 'sound' subject to modifications. Due to the Local Plan having significant weight, the emerging policies at the time were considered and referenced within the Committee Report. The scheme was found to be acceptable in accordance with the Local Plan.

Following the adoption of the Local Plan officers have assessed the proposal in line with the new policies having full weight. The proposal is considered to be wholly consistent with the Local Plan.

- 2 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. The liable amount will be calculated on the receipt of the CIL Additional Information Requirement Form. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.
- 3 You are advised that the Transport Strategy Team should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. tel: 020-7974 5543 for further advice and information.
- 4 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.
- 5 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).

- 6 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 7 This site is within an area of archaeological significance/archaeological potential where development is likely to result in the destruction of ancient remains. Your attention is drawn to the British Archaeologists and Developers Liaison Group Code of Practice agreed by the British Property Federation and the Standing Conference of Archaeological Unit Managers. The Council recognises and endorses this Code and will expect the developer and approved archaeological organisations to abide by its provisions.
- 8 You are advised that the appropriate standards for tree work are set out in BS 3998: 2010. Failure to ensure that the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 9 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 10 You are advised that the condition restricting the hours of use of the community cafe means that no customers shall be on the premises and no noise generating activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.
- 11 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.
- 12 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and->

recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en.

- 13 With regard to conditions relating to contaminated land, the preliminary risk assessment is required in accordance with CLR11 model procedures for management of contaminated land and must include an appropriate scheme of investigation with a schedule of work detailing the proposed sampling and analysis strategy. You are advised that the London Borough of Camden offer an Enhanced Environmental Information Review available from the Contaminated Land Officer (who has access to the Council's historical land use data) on 020 7974 4444, or by email, <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-contaminated-land-officer.en>, and that this information can form the basis of a preliminary risk assessment. Further information is also available on the Council's Contaminated Land web pages at <http://www.camden.gov.uk/ccm/navigation/environment/pollution/contaminated-land/>, or from the Environment Agency at www.environment-agency.gov.uk.
- 14 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973)] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 15 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer