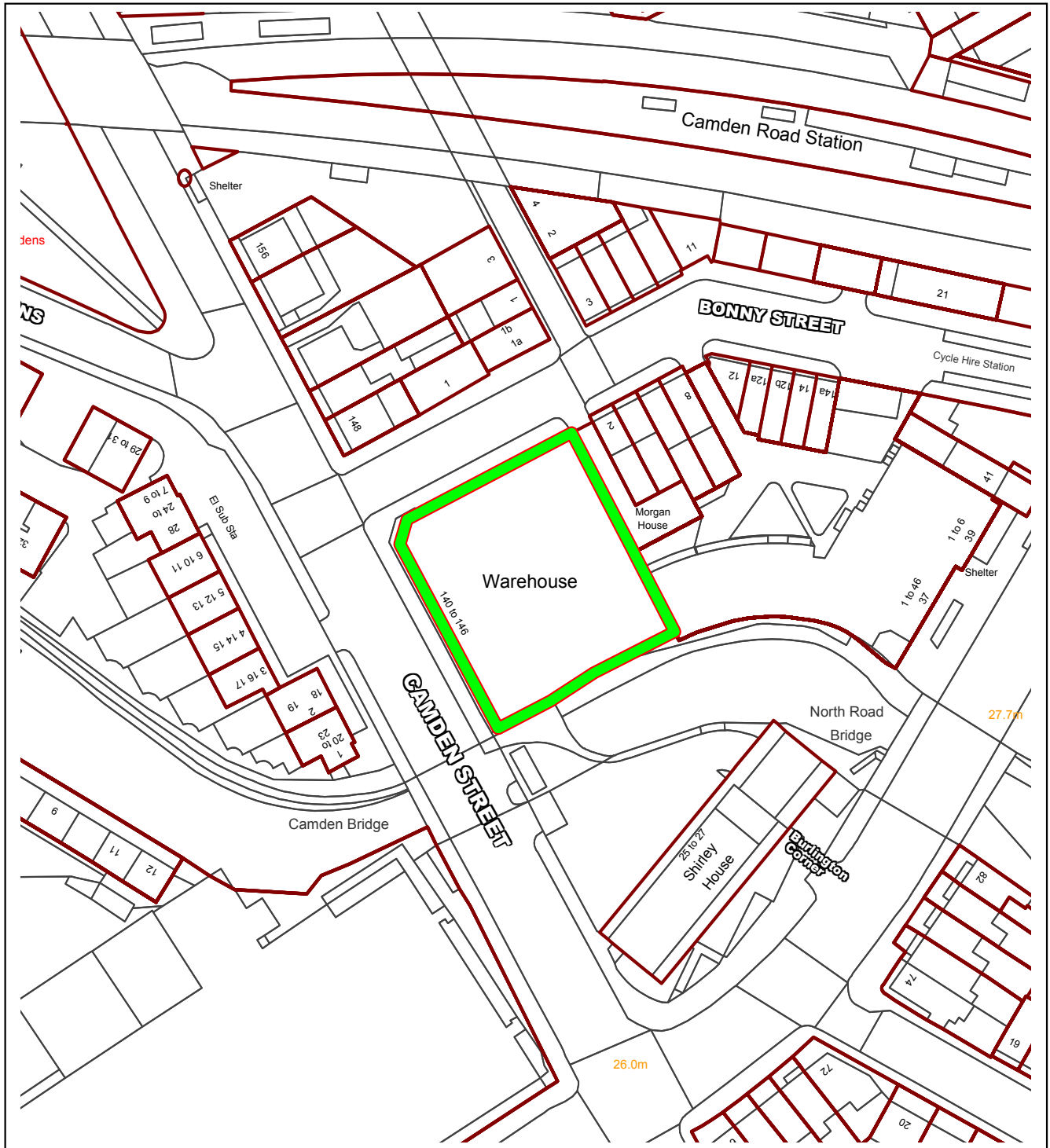
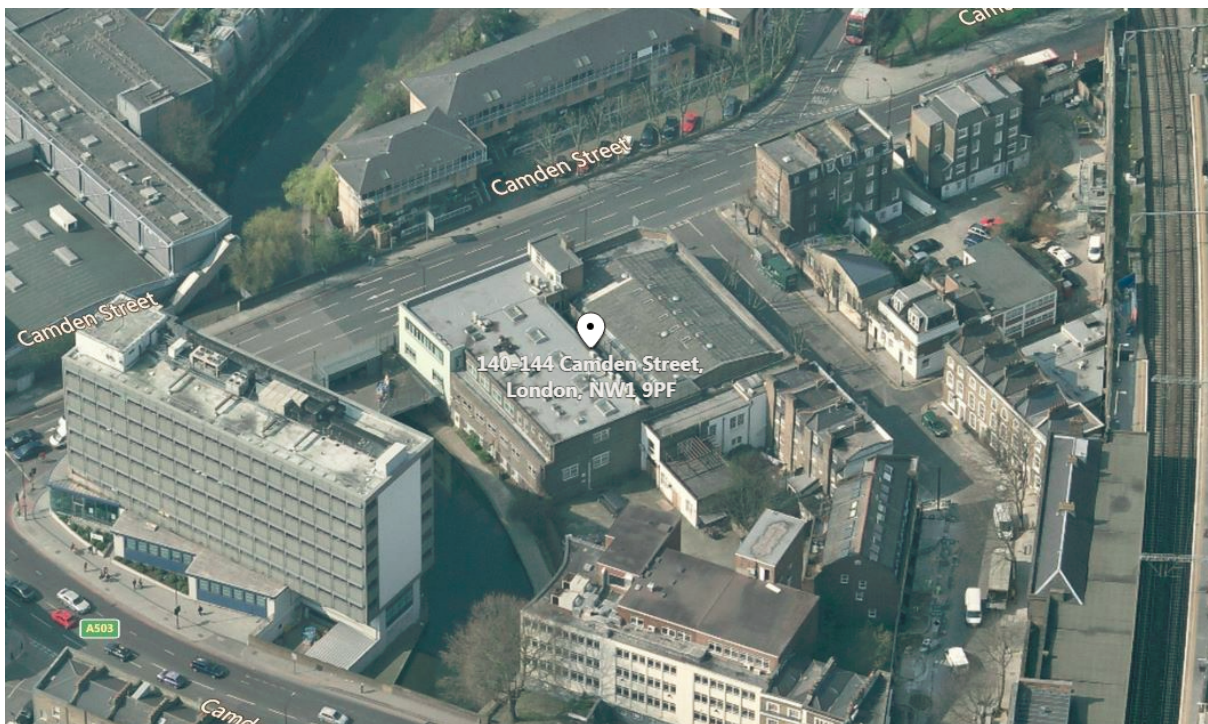
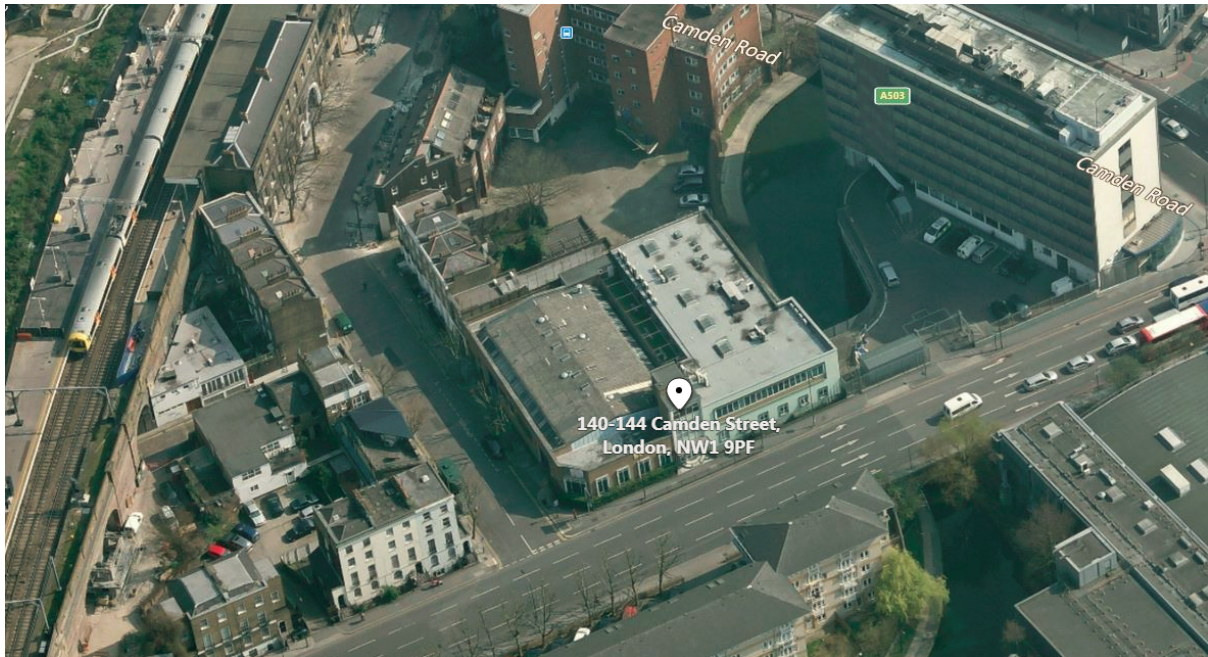


140-146 Camden Street, NW1 9PF  
2019/2549/P



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## Photographs



<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>01/10/2019</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	11/08/2019
<b>Officer</b>			<b>Application Number(s)</b>		
Kristina Smith			2019/3403/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
140-146 Camden Street London NW1 9PF			Refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Variation of condition 2 (approved plans) and removal of condition 12 (lifetime homes) of planning permission ref. 2014/7908/P (as later amended by planning permission ref. 2017/1407/P dated 28/11/19) for Demolition of existing buildings and erection of 1 - 8 storey building (plus basement excavation) comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units with associated landscaping; namely, to amend housing mix; internal reconfiguration to create larger unit sizes and reduce cores; relocation of wheelchair unit, plant, refuse and cycle store and associated elevational alterations at ground floor level.					
<b>Recommendation(s):</b>		Grant conditional permission subject to a deed of variation of S106			
<b>Application Type:</b>		Variation or Removal of Condition(s)			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	01	No. of objections	01
Summary of consultation responses:	<ul style="list-style-type: none"><li>A site notice was displayed from 12/07/2019</li><li>A press advert was published from 18/07/2019</li></ul> <p><u>An objection has been received from a resident at 1A Bonny Street on the following grounds:</u></p> <ul style="list-style-type: none"><li>Relocation of commercial refuse store will lead to longer collection times and subsequent road and pavement obstruction of Bonny Street. Will also cause cleanliness issues for lobby.</li><li>Refuse store should be swapped with quieter substation as frequent waste collection will cause disturbance for Morgan House</li><li>Ineffective location of tenant WCs; should be swapped with refuse store to enable better conditions for street and refuse collector</li></ul> <p><u>Officer response:</u> the commercial waste door is in the same place as the consented scheme. The applicant considers the layout of the commercial space has been optimised</p> <ul style="list-style-type: none"><li>Concerns about quality of commercial space (size and access to daylight)</li></ul> <p><u>Officer response:</u> the commercial space benefits from large south-east facing windows and is very similar to the approved situation</p> <ul style="list-style-type: none"><li>The size of the communal terrace on level 5 is significantly increased - the increased size may attract greater, more intense use.</li><li>The intensification of residents' facilities including a residents' lounge and terrace at roof level will increase the external noise generated as it is likely to be well used – a buffer zone would reduce the acoustic impact on the neighbours as well as any visual privacy concerns that will inevitably arise.</li><li>The overall size of the roof of block B on which this terrace is located should be used to create a far larger buffer zone between the terrace and Bonny Street and block A</li></ul> <p><u>Officer response:</u> please refer to Amenity section of report</p>			
Local groups comments:	None			



## Site Description

The application site comprises two 1950s commercial buildings; a large single storey brick warehouse building and a double storey office building. These buildings have been partly demolished in association with the implementation of planning permission ref. 2017/1407/P (amendment to 2014/7908/P).

The site is bound by Camden Street to the west, Bonny Street to the north, and the Regents Canal to the south. The canal towpath is designated as public open space.

There are two large buildings in the vicinity of the site. Shirley House, occupied by the British Transport Policy, is a 7 storey building to the south of the site on the north-eastern corner of Camden Street and Camden Road. Regent's Canalside, a recently completed residential development, is a 4 – 7 storey building to the east of the site on Camden Road (formerly known as Twyman House). The 4 storey element of Regent's Canalside directly adjoins the subject site. Morgan House directly abuts the north east of the site. No's 2-8 Bonny Street form a terrace of 19<sup>th</sup> century grade II listed buildings.

The site is located outside, but close to the boundary of, the Camden Town Centre.

The site is located within the Regent's Canal Conservation Area and adjoins the Jeffrey's Street Conservation Area to the north. The existing buildings on site are not noted as making a positive contribution to the Conservation Area.

## Relevant History

### Original Permission

**2014/7908/P** - Demolition of existing buildings, excavation of extension to existing single storey basement and erection of 1 - 8 storey building comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units (4 x studio, 19 x 1-bed, 18 x 2-bed and 11 x 3-bed C3 use class) with associated landscaping – **Granted subject to a section 106 legal agreement 11/05/2016.**

### Subsequent s.73 / s.96a applications

**2017/1407/P** - Variation of condition 25 (demolition and construction contracts) of planning permission 2014/7908/P dated 11/05/2016 (for demolition of existing buildings, excavation of extension to existing single storey basement and erection of 1 - 8 storey building comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units (4 x studio, 19 x 1-bed, 18 x 2-bed and 11 x 3-bed C3 use class) with associated landscaping.) namely to allow for separate contracts for demolition and construction of the development. **Variation of condition granted subject to a section 106 Deed of Variation 28/11/2017 – N.B. This scheme has been implemented.**

**2017/6720/P** - Alterations to Block A lightwell and railings, omission of GF balcony, removal of courtyard lightwell, repositioning of Block B access, re-arrangement of wheelchair unit at GF, lighting design, addition of private terraces in courtyard, security fencing, commercial access repositioned, GF recess omitted, stair access to communal terrace added, changes to window design and faience columns and repositioning of lift – **Non-material amendment approved on 9/2/2018**

### Previous applications on site

**8903552** - Demolition of existing single storey building and erection of new five storey building. **Refused 25/04/1990.**

Reasons for refusal included loss of light, excessive floorspace for area, contrary to office policy,

impact on conservation area.

## **Relevant policies**

### **National Planning Policy Framework 2019**

### ***Draft London Plan 2018***

### **The London Plan March 2016**

### **Camden Local Plan 2017**

G1 Delivery and location of growth  
H4 Maximising the supply of affordable housing  
H6 Housing choice and mix  
H7 Large and small homes  
A1 Managing the impact of development  
A4 Noise and vibration  
E2 Employment premises and sites  
D1 Design  
D2 Heritage  
T1 Prioritising walking, cycling and public transport  
T2 Parking and car free development  
DM1 Delivery and monitoring

### **Camden Planning Guidance**

CPG - Amenity (2018)  
CPG - Housing (interim) (2019)  
CPG - Design (2019)  
CPG - Transport (2019)  
CPG – Developer contribution (2019)

### **Regent's Canal Conservation Area Appraisal and Management Strategy (2008) (CAAMS)**

## Assessment

### 1. Proposal

1.1. The application has been submitted under section 73 of the Town and Country Planning Act 1990 and seeks a number of minor material amendments to planning permission ref. 2014/7908/P (as later amended by planning permission ref. 2017/1407/P) for:

*Demolition of existing buildings, excavation of extension to existing single storey basement and erection of 1 - 8 storey building comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units (4 x studio, 19 x 1-bed, 18 x 2-bed and 11 x 3-bed C3 use class) with associated landscaping, namely to allow for separate contracts for demolition and construction of the development.*

1.2. Most of the buildings on site have now been demolished and as such, planning permission ref. 2017/1407/P has been implemented. The permission is therefore a material consideration in the assessment of the application and attracts significant weight.

1.3. The proposed changes relate largely to the number and unit mix of the private housing provision. The number of affordable units would remain the same, with some improvement to the unit sizes and scope for improvement to the intermediate housing tenure type secured by a Deed of Variation to the original Section 106 agreement. The scope of changes are relatively minor in the context of the wider scheme and many of the principles have already been agreed at full Planning Committee. Given the section 73 relates to a major application; however, it is being brought to the attention of the Members' Briefing Panel for their consideration.

1.4. The amendments to the consented scheme which form part of this application comprise:

- Revisions to private housing number and mix involving reducing the total number of units from 40 to 24 and changing the unit sizes from 17 x studio / 1-beds; 15 x 2-beds; 8 x 3-beds to 0 x studio / 1-beds; 5 x 2-beds; 5 x 3-beds; 14 x 4-beds.
- Revisions to affordable housing unit sizes (number of units and tenure split remain as approved) from 6 x studio / 1-bed; 3 x 2-bed; 3 x 3-bed to 4 x studio / 1-bed; 5 x 2-bed; 3 x 3-bed.
- Redesign of the building cores including the reduction from 3 cores to 2 cores (1 for private housing and 1 for social and intermediate housing) and associated repositioning of staircases and lifts;
- Relocation of M4(3) wheelchair unit from ground floor to first floor (includes provision of private internal lift to ensure step-free access);
- External alterations to ground floor level entrances;
- Relocation and rearrangement of substation, refuse store, cycle storage, plant room, and cycle lift;
- Revision of first floor roof area including redesign of rooflights;
- Conversion of private roof terrace areas to communal terrace areas (all units still retain a private balcony) and introduction of communal terrace at seventh floor level, increasing communal external terrace areas from 171 sqm to 344 sqm; and

- Increase in the commercial floorspace by 72.8 sq m (from 2,064.5 sqm to 2,137.3 sqm) within the consented building envelope.

## 2. Assessment

2.1. The main considerations in the assessment of the application are:

- Housing
- Design
- Amenity
- Transport and highways
- Other matters

## 3. Housing

3.1. Table 1 sets out the proposed change to the housing mix. The total residential floorspace has increased from 4,672 sqm to 4,733 sqm which has occurred because of internal reconfiguration rather than any increase to the building's envelope.

	Approved		Proposed	
<b>Private</b>	40	77%	24	67%
<b>Studio / 1-bed</b>	17	32.7%	0	0%
<b>2-bed</b>	15	28.8%	5	14%
<b>3-bed</b>	8	15.4%	5	14%
<b>4-bed</b>	0	0%	14	39%
<b>Affordable units (social rent/ intermediate)</b>	12	23%	12	33%
<b>Studio / 1-bed</b>	6	11.5%	4	11%
<b>2-bed</b>	3	5.8%	5	14%
<b>3-bed</b>	3	5.8%	3	8%
<b>4-bed</b>	0	0%	0	0%

Table 1: Approved and proposed unit schedule

	1-bedroom (or studio)	2-bedroom	3-bedroom	4-bedroom (or more)
Social-affordable rented	lower	high	high	medium
Intermediate affordable	high	medium	lower	lower
Market	lower	high	high	lower

Table 2: Dwelling Size Priorities

### *Private units*

3.2. In terms of private units, there has been a reduction from 40 to 24 with all 17 studio/ 1-beds removed as well as the majority of 2-beds. In lieu of these smaller units, 14 x 4-beds have been introduced. The number of habitable rooms would remain very similar, decreasing slightly from 109 to 105.

3.3. The amendments to the housing mix has been brought about as a result of market research into



housing developments that have come forward or are due to come forward in the surrounding area. These developments include Camden Goods Yard, Camden Courtyard, Hawley Wharf and Agar Grove. All of these comprise a large proportion of smaller units and very few 4-beds. In light of these consents, the applicant is seeking to diversify the market.

- 3.4. Whilst 4-beds are identified as lower priority by the dwelling size priorities table in policy H7 (see Table 2), the policy seeks a mix of small and large homes. The Council expect most developments will include some homes that have been given a medium or lower priority level; however, also expect proposals to include some dwellings that meet the high priorities wherever it is practicable to do so. In this instance, 10 of the 24 private units would be 2 or 3-bed units (i.e. high priority), which remains a significant proportion of the overall provision.
- 3.5. Large homes are particularly appropriate where they have features that are conducive for families with children to live in. Such child-friendly features as suggested by policy H7 and that the development includes are: private amenity space (all units have a private balcony plus large amount of communal terrace areas); no direct access to a major road (one of the two residential entrances is located on Bonny Street, a cul-de-sac); and a limited number of homes served from each internal corridor or lift (maximum of 4 homes per corridor in this case).

#### *Affordable units*

- 3.6. The amendment to the affordable unit mix is less significant. Overall, it is proposed to increase 2-beds from 3 to 5 units in lieu of a reduced number of studio and 1-bed units (6 down to 4). The number of 3-beds remain as consented. This represents an increase in the number of affordable habitable rooms, from 31 to 33. In terms of social rent, the unit mix would change from 2x1-bed 1x2-bed; 3x3 beds to 3x2-beds; 3x3-beds and for intermediate housing the unit mix would remain the same (4 x studio / 1-bed; 2x2-beds).
- 3.7. The new unit mix has been reviewed by the Council's Affordable Housing officer and is found to be acceptable and appropriate for the area. In terms of policy H7, the unit mix of the social rented units is more closely aligned with the dwelling size priorities table which identifies 2 and 3-bed units as high priority. Intermediate housing also demonstrates very good compliance with policy, providing 4 high priority and 2 medium priority units.
- 3.8. The tenure split of the affordable units is to remain as consented; 6 social rented units and 6 intermediate units. The intermediate housing tenure was referred to as shared ownership by the original permission; however, when the Intermediate Housing Scheme clause attached to the original section 106 was discharged in March 2019, the applicant chose to convert the units to Intermediate Rent, which was the preference of Origin, the chosen Registered Provider (RP) for the development. This is welcomed by officers as shared ownership is generally no longer supported due to it not being a genuinely affordable product in Camden where values are high. The Council's preferred intermediate housing type is in fact Intermediate Rent as set out in Camden's Intermediate Housing Strategy (2016). The Deed of Variation shall therefore include a clause to ensure that the discharged Intermediate Housing Scheme is complied with.
- 3.9. It is noted that the provision of shared ownership units was accepted under the original permission (ref. 2014/7908/P) and this forms a material consideration that is given significant weight. Furthermore, the unit sizes of the affordable units are generally better aligned with the dwelling size priority table and the affordable habitable rooms are increasing slightly.
- 3.10. A deferred affordable housing contribution was secured as part of the original section 106 legal agreement and shall continue to be effective.

#### *Quality of residential accommodation*

- 3.11. All the proposed units exceed the minimum housing space standards and all now benefit from dual aspect. All units would have access to at least one private amenity space. In addition, due to the reduction in units, much of the private terraces have been converted to communal terraces. This has resulted in a provision of 343.8sqm of communal terrace space, an increase of 172.6 sqm.
- 3.12. There are no privacy implications for the proposed units as the new communal terraces would either not be adjacent to a habitable window, or privacy screens will prevent views. Their installation will be secured by condition.

#### *Housing management*

- 3.13. A key driver for the redesign of the cores was to separate the affordable and private units to aid management and limit service charges for the intermediate units. Whilst before there were three cores, one per block, with one serving a mixture of intermediate and private units, another serving the social rented, and the third serving only private units, the application seeks to amend this to one lift core serving Blocks A+B (intermediate housing and social rent only) and a second serving Block C (private only). Correspondence with Origin, the chosen Registered Provider (RP) for the scheme, has confirmed this is a preferable arrangement compared to the previous set up. Where intermediate and social rent units share a core, key fob access shall aid management.

#### *Accessibility*

- 3.14. The social rented wheelchair unit has been converted from a 2b4p duplex over ground and first floor levels to a 2b3p at first floor level only. To ensure step-free access in accordance with M4(3), a dedicated lift shall allow access between the ground floor entrance lobby and the unit. The unit can also be accessed via the communal lift. A detailed plan of the M4(3) unit shall be secured by condition so the Council's Accessibility officer can review and confirm the layout is acceptable.
- 3.15. Condition 12 of planning permission ref. 2017/1407/P would be removed as part of the proposal as the lifetime homes standards are no longer effective. The condition would be replaced by two conditions requiring evidence to be submitted showing compliance with M4(2) and M4(3).

### **4. Design**

- 4.1. The site is located within the Regent's Canal Conservation Area. Accordingly, the Council has a statutory duty to preserve or enhance the character or appearance of the Conservation Area and protect the special architectural interest of the listed building and its setting, under s.72 (respectively) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 4.2. It is noted that the architect remains the same from the initial consent.

#### *Internal changes*

- 4.3. Most of the amendments to the consented scheme refer to internal changes, including the creation of larger units and redesign of the building core and stairs. In addition, the cycle store, substation and wheelchair unit (see 'Housing accessibility section') are to be relocated
- 4.4. At seventh floor level, a residents' lounge with communal terrace is proposed in place of two residential units. It is noted that the residential floorspace remains the same as the consented and the lounge is not at the expense of additional units.

## *External changes*

- 4.5. Externally, the overall appearance of the development will remain as per consented, with the main change relating to the reconfiguration of ground floor residential entrances. The doors will still be of a similar, glazed style and will not have a material impact on how the building is experienced at street level.
- 4.6. The lightwell area at first floor level would become a large area of green roof with 4 rooflights instead of a communal courtyard, private terraces and large single rooflight. It is not expected that the fewer, smaller rooflights would bring about any additional light spill compared to the approved situation. Given the setback of the terraces behind a green edging, there would be no elevational impact.
- 4.7. In addition, there will be one less lift overrun along Bonny Street which will improve the appearance of the roofline from Bonny Street.
- 4.8. There are no changes proposed to the use of materials and a condition will require details and samples as appropriate of all features and facing materials.
- 4.9. Officers have reviewed all proposed alterations against the original permission and consider that the proposed amendments satisfactorily preserve the quality and design of the original scheme and would preserve the character and appearance of the wider Conservation Area.

## **5. Amenity**

### *Daylight/ sunlight/ outlook*

- 5.1. Given there are no alterations to the building envelope, there are no implications for loss of daylight/sunlight or outlook.

### *Privacy*

- 5.2. All window locations remain the same above ground floor level. The inclusion of terrace setbacks and privacy screens would remain in place to prevent loss of privacy. The privacy screens would be secured by condition.
- 5.3. There would be a distance of at least 20m between the reconfigured terraces and closest residential occupiers, including Morgan House to the east and no's 1, 1b and 1c Bonny Street to the immediate north.

### *Noise*

- 5.4. The conversion of some terraces from private to communal, including at third floor and seventh floor, is not expected to lead to an increase in noisy activity for surrounding neighbours. The communal terrace at third and fifth floor levels would increase slightly due to the relocation of PV panels and removal of lift overrun respectively; however, this is not considered to lead to a proportionate increase in the number of occupants who would use the terrace at any given time.
- 5.5. It is proposed to relocate the substation from lower ground to ground floor level. Prior to work on the superstructure, full details of the type of plant equipment to be installed along with a noise report and proposed mitigation measures shall be secured by condition.

## **6. Transport and Highways**

- 6.1. The cycle store for Blocks A and B has been combined and the store for Block C has been repositioned. The new location has been reviewed and agreed by the Council's Transport officer. Based on the revised housing mix, the policy compliant amount of cycle parking is actually less than it was previously; however, the amount of cycle parking proposed remains the same.
- 6.2. The application originally comprised 5 doors that opened on to the highway. Following comments from the Transport officer, the number has been reduced to 2, which have been justified due to them being emergency exit doors and therefore only to be used occasionally.
- 6.3. All units will remain car-free as secured by the original section 106 agreement.
- 6.4. A Construction Management Plan has already been agreed for the site and the proposed changes to the scheme will not have implications for how this is carried out.

## **7. Other matters**

- 7.1. The amount of PV panels would remain the same as approved. Rather than being split between third floor and main roof level, all would now be provided at main roof level.
- 7.2. Internal amendments, including reduction in plant room, relocation of substation and wheelchair unit, have incurred an increase in the commercial floorspace by 72.8 sqm from 2,064.5 sqm to 2,137.3 sqm within the consented building envelope.

## **8.0 Recommendation**

- 8.1 Grant Conditional Planning Permission subject to a Section 106 Deed of Variation.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 19<sup>th</sup> August 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

ROK Planning  
16 Upper Woburn Place  
London  
WC1H0AF

Application Ref: **2019/3403/P**

15 August 2019

Dear Sir/Madam

**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**140-146  
Camden Street  
London  
NW1 9PF**

Proposal: Variation of condition 2 (approved plans) and removal of condition 12 (lifetime homes) of planning permission ref. 2017/1407/P (dated 28/11/19) for Demolition of existing buildings and erection of 1 - 8 storey building (plus basement excavation) comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units with associated landscaping, namely to amend housing mix; internal reconfiguration to create larger unit sizes and reduce cores; relocation of wheelchair unit, plant, refuse and cycle store and associated elevational alterations at ground floor level

Drawing Nos: Superseded Drawings: D-CSC3-A110-D; D-CSC2-A111-D; D-CSC3-A112-E; D-CSC3-A113-E; D-CSC3-A114-E; D-CSC3-A115-E; D-CSC3-A116-E; D-CSC3-A117-E; D-CSC3-A118-E; D-CSC3-A119-E; D-CSC3-A120-E; D-CSC3-A121-E; D-CSC3-A122-B; D-CSC3-A123-B; D-CSC3-A211-D; D-CSC3-A212-E; D-CSC3-A213-E; D-CSC3-A214-D; D-CSC3-A215-E; D-CSC3-A216-E; D-CSC3-A311-D; D-CSC3-312-C; D-CSC3-313-C; and D-CSC3-314-E; and D-CSC3-A315.

Revised drawings: A110-Rev G; A111-Rev G; A112-Rev J; A113-Rev L; A114-Rev J; A115-Rev J; A116-Rev J; A117-Rev J; A118-Rev J; A119-Rev J; A120-Rev J; A121-Rev J; A211-Rev G; A212-Rev H; A213-Rev H; A214-Rev G; A215-Rev H; A216-Rev H; A311-Rev G; A312-Rev F; A313-Rev F; A314-Rev H; A315-Rev C

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2014/7908/P (dated 11/05/2016).

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

- 2 For the purposes of this decision, condition no.2 of planning permission 2017/1407/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

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

D-CSC3-A100; D-CSC3-A101; D-CSC3- A102; D-CSC3A103; D-CSC3-A104; D-CSC3-A105; D-CSC3-A201; D-CSC3-A202; D- CSC3-A203; DCSC3-A204; D-CSC3-A205; D-CSC3-A206; D-CSC3-A207; D-CSC3- A208; D-CSC3A209; A110-Rev G; A111-Rev G; A112-Rev J; A113-Rev L; A114-Rev J; A115-Rev J; A116-Rev J; A117-Rev J; A118-Rev J; A119-Rev J; A120-Rev J; A121-Rev J; A211-Rev G; A212-Rev H; A213-Rev H; A214-Rev G; A215-Rev H; A216-Rev H; A311-Rev G; A312-Rev F; A313-Rev F; A314-Rev H; A315-Rev C



Documents: Affordable Housing Statement including Planning Obligations by Douglas Birt Consulting dated Feb 2015; Air Quality Assessment Update by Air Quality Consultants dated 20/02/15; Arboricultural Impact Assessment Ref: CHL/CMD/AIA/03a by Landmark Trees dated 08/12/14; Basement Impact Assessment v7 by Price & Myers dated May 2015; Biodiversity and Ecological Assessment June by The Ecology Consultancy dated 04/06/14; BREEAM Report v3 by Price and Myers dated 26/06/14; Camden Street Materials Statement by Price & Myers undated; Code of Sustainable Homes Pre-Assessment Report v2 by Price and Myers dated 16/12/14; Construction Management Plan by Chassay + Last dated 09/12/14; Daylight within the Proposed Development by Anstey Horne dated 08/12/14; Daylight & Sunlight Report by Anstey Horne dated 09/12/14; Daylight & Sunlight Report Addendum Letter by Anstey Horne dated 19/02/15; Design & Access Statement (Including Waste Storage & Collection Strategy) by Chassay + Last dated Dec 2014; Design & Access Statement Addendum by Chassay + Last dated July 2015; Energy Strategy Report by Price and Myers dated 16/12/14; Energy Strategy Report Addendum v2 by Price & Myers dated 23/02/15; Existing Commercial Employment and Marketing Report by Goldstein Leigh dated 01/06/14; Existing Commercial Schedule of Accommodation by Chassey & Last dated 15/12/14; Independent Review of Assessment of Viability by BPS Chartered Surveyors dated 09/03/15; Independent Review of Assessment of Viability Addendum by BPS Chartered Surveyors dated 14/05/15; Landscape Design & Access Statement by Turkington Martin dated Dec 2014; Letter Replying to Viability Analysis from Allsop dated 11/05/15; Letter Replying to Review of Viability from Douglas Birt Consulting dated 01/07/15; Letters Replying to BIA review from Price & Myers dated 14/05/15 & 10/06/15; Lifetime Homes Statement and Wheelchair Accessibility Rev A by Chassay + Last dated Feb 2015; Marketing Letter from Roy Hayim dated 06/11/13; Noise Impact Assessment by Hann Tucker Associates dated 01/12/14; Planning Statement by CgMs Consulting dated Dec 2014; Revised Independent Assessment of Re-revised Basement Excavation Justification for Planning Application 2014/7908/P by Chelmer dated July 2015; Revised Schedule of Accommodation by Chassy & Last dated 22/06/15; Revised 3D Visualisations by Chassay & Last undated; Statement of Community involvement by Bellenden dated Dec 2014; Secured by Design by Chassay + Last dated Dec 2014; Service Strategy by KUT Associates dated 15/07/13; Services Strategy for the Provision of Building Services v5 by KUT Associates dated 02/02/15; Structural Engineering Design Summary by Price & Myers dated May 2015; Townscape, Heritage and Visual Impact Assessment by City Designer dated 10/12/14; Townscape, Heritage and Visual Impact Assessment Addendum by City Designer dated 19/02/15; Townscape, Heritage and Visual Impact Assessment Addendum 2 by City Designer dated 03/07/15; Transport Statement by TTP Consulting dated Dec 2014; and Viability Report relating to Employment Floorspace by Currell Commercial dated 17/12/14; Planning statement (dated June 2019)

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

- 3 Prior to commencement of the relevant phase of the works, detailed drawings, and/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 development is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all new external window and door including shopfronts at a scale of 1:10;

- b) Typical details of new railings and balustrade at a scale of 1:10, including method of fixing;
- c) Details elevations and section showing typical facing brick arrangement including expansion joints and brick detailing;
- d) Samples and manufacturer's details of new facing materials including brickwork, windows and door frames, glazing, balconies, balustrades, metal cladding; glazed tiles and faience and any other facing materials;
- e) A sample panel of brickwork for each brick colour and brick pattern (inc. 'hit-and-miss' elements and feature walls) being no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding. Submission in respect of this sample means erection on site for inspection and approval by the local planning authority.

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the Camden Local Plan 2017.

- 4 Prior to the commencement of work on the superstructure full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall have been submitted to and approved by the local planning authority in writing. Such details shall include details of proposed screening, roof terrace design, roof terrace planting, and canal side planting and a programme for implementation. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A1 and D1 and D2 of the Camden Local Plan 2017.

- 5 The following schedule of cycle parking facilities shall be provided in their entirety prior to the first occupation of any of the new units and permanently retained thereafter

Commercial: 24 spaces  
Social Rented: 12 spaces  
Shared Ownership: 28 spaces  
Private: 64 spaces  
Total: 128 spaces

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policies T1 and T2 the Camden Local Plan 2017.

- 6 Prior to the commencement of work on the superstructure, a plan showing details of the green roof and green wall 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 and green wall shall be fully provided in accordance with the approved details prior to first occupation and shall be retained and maintained in accordance with the approved scheme of maintenance thereafter.

Reason: To ensure that the green roof and green wall are suitably designed and maintained in accordance with the requirements of policies G1, CC1, CC2, CC3, CC4, C6, D1, D2,, A2 and A3 of the Camden Local Plan 2017.

- 7 Prior to the commencement of work on the superstructure, a Combined Heat & Power (DHP) specification (model, size, emissions), flue position & required abatement measures, confirming compliance with the Mayor's BAND B NO<sub>x</sub> emissions limits of 95mg/Nm<sup>3</sup> together with full dispersion modelling assessing the impact of the proposed CHP engine on receptors identified in the approved Air Quality Assessment (revised March 2015) - Air Quality Consultants along with a programme of implementation shall be submitted to and approved in writing by the local planning authority.

The submitted details shall also include proposed air inlet positions together with details of any NO<sub>x</sub> scrubbing system in accordance with the approved Air Quality Assessment (revised March 2015) - Air Quality Consultants.

The relevant part of the development shall be carried out in accordance with the details thus approved and shall be retained and maintained thereafter.

Reason: To ensure the amenity of future occupants in accordance with the requirements of policies CC1 and CC4 of the Camden Local Plan 2017.

- 8 Prior to the commencement of work on the superstructure full details of a sustainable urban drainage system, detailing any on and/or off site drainage works 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 a 50% reduction in run off rate from the existing condition. This shall also include details of how the system shall be maintained and managed after completion.

The system shall be completed before the development is occupied and thereafter retained and maintained.

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, A1, D1, D2, CC1, CC2, CC3, CC4, DM1 the Camden Local Plan 2017.

- 9 The noise level in rooms at the development hereby approved shall meet the noise standard specified in British Standard BS8233:2014 for internal rooms and external amenity areas. Details of noise protection measures within the development shall be submitted to and approved by the local planning authority prior to the commencement of work on the superstructure. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure the occupiers of the proposed flats are not unduly disturbed by nuisance from traffic noise, in accordance with policies A1, A4, G1, D1, CC1 and DM1 of the Camden Local Plan 2017.

- 10 Prior to the commencement of work on the superstructure, details shall be submitted to and approved in writing by the local planning authority, 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 the living room and kitchen above the bedroom of a separate dwelling). Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure the occupiers of the proposed flats are not unduly disturbed by nuisance from traffic noise, in accordance with policy G1, A1, A4, D1, CC1 and DM1 of the Camden Local Plan 2017

- 11 Prior to the commencement of work on the superstructure a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to first occupation of the development and permanently retained thereafter.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policies A2 and A3 of the Camden Local Plan 2017.

- 12 No part of the flat roof areas hereby approved, other than those specifically indicated as such on the approved drawings, shall be used as roof terraces. Other than the approved roof terraces, the use of these flat roof areas shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policies A1 and A4 of the Camden Local Plan 2017.

- 13 All trees growing on adjoining sites and public land shall be retained and protected from damage prior to commencement of works on site in accordance with the approved protection details in Arboricultural Impact Assessment Ref: CHL/CMD/AIA/03a by Landmark Trees dated 08/12/14.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy A2 and A3 of the Camden Local Plan 2017.

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1, D2 and C6 of the Camden Local Plan 2017.

- 15 At least 28 days before building of the superstructure commences:

(a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority; and  
(b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary], shall be submitted to and approved by the local planning authority.

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

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, A1, D1, CC1 and DM1 of the Camden Local Plan 2017.

- 16 At the end of the construction work, and prior to occupation of the development the waterway wall should be resurveyed and a report submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust which outlines evidence of any damage caused to the waterway wall by the construction work and if necessary a method statement and repairs schedule (including a programme of implementation) to make good any damage.

Any such works shall be carried out in accordance with the approved method statement and repairs schedule prior to occupation of the development.

Reason: To protect the visual amenity and safety of the area in accordance with the requirements of policies A1, D1, D2, C5, C6 of the Camden Local Plan 2017.

- 17 Prior to the commencement of work on the superstructure, details of measures, including privacy screens, non-trafficable areas, and screen planting, to minimise the opportunities for overlooking of flats within the development from all private/communal terraces and balconies shall be submitted to and approved in writing by the local planning authority.

The development shall be carried out in accordance with the details thus approved prior to occupation and maintained and permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies G1, A1, D1 and D2 of the Camden Local Plan 2017.

- 18 A contract for the carrying out the work on the development of the superstructure shall be provided and completed within 6 months of the demolition of the site commencing.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy A1, D1 and D2 of the Camden Local Plan 2017.

- 19 The waste facility as approved shall be provided and available for use 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 CC5, A1 and A4 of the Camden Local Plan 2017.

- 20 Unit A.12 as indicated on plan number D-CSC3-A114-Rev.J hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (3) (2b). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with policies H6 and C6 of the Camden Local Plan 2017.

- 21 All units with the exception of unit A.12 shall be designed and constructed in accordance with Building Regulations Part M4 (2). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

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 H6 and C6 of the Camden Local Plan 2017.

- 22 Prior to installation, full details of all plant equipment to be contained within the substation at ground floor level and plant room at lower ground floor level including manufacturers specifications, noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations.



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

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

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 24 The impact piling shall be carried out in accordance with the piling method statement, prepared in consultation with Thames Water approved on 13/03/2019 under reference 2017/6842/P, or other such details which have been submitted to and approved in writing by the local planning authority. 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 and CC3 of the Camden Local Plan 2017.

- 25 The development shall be carried out in accordance with the details of the suitably qualified chartered engineer approved on 12/04/2017 under reference 2017/1832/P, or other such details which have been submitted to and approved in writing by the local planning authority.

For the duration of the construction works details of any subsequent change or reappointment shall be submitted to and approved in writing by the local planning authority.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2, C6 and A5 of the Camden Local Plan 2017.

- 26 The development must be carried out in accordance with the Risk Assessment and Method Statement approved on 12/03/2019 under reference 2017/6833/P, or other such details which have been submitted to and approved in writing by the local planning authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To protect the visual amenity and safety of the area in accordance with the requirements of policies D1, D2, C5 and C6 of the Camden Local Plan 2017.

- 27 The development must be carried out in accordance with the survey of condition of the waterway wall prepared in consultation with the Canal & River Trust and approved on 12/03/2019 under reference 2017/2056/P, or other such details which have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the visual amenity and safety of the area in accordance with the requirements of policies A1, D1, D2, C5, C6 of the Camden Local Plan 2017.

Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 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.

- 5 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.
- 6 Prior approval must be sought from the TfL Road Directorate structural team for the construction of the basement floor prior to work commencing on site to ensure that the structural integrity of the TLRN public highway would not be adversely affected.
- 7 The applicant/developer should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained (<http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>).  
The applicant is advised that surface water discharge to the Navigation will require prior consent from the Canal & River Trust.
- 8 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 9 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3-year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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.

Yours faithfully

Supporting Communities Directorate