



Application ref: 2019/2773/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 26 November 2019

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Space House
1 Kemble Street
43-59 Kingsway
London
WC2B 6TE

Proposal:

Removal of existing roof plant equipment at 1 Kemble Street and erection of a single storey facsimile floor plus one setback floor; removal of roof plant from 43-59 Kingsway and erection of a single storey set-back extension; removal and replacement of the glazing to the existing enclosure of the southern external stair on Kingsway and new glazing at ground floor level across the site; enclosing the redundant petrol filling station area with slimline glazing; facade cleaning; new landscaping and public realm works and internal alterations to both buildings in connection with their refurbishment and change of use from Class B1 offices to Class A1/A3 and flexible Class B1 office / Office and events space (sui generis) at part ground and basement levels.

Drawing Nos:

Existing drawings

18077-SQP-ZZ-ZZ-DP-A-PL00001 rev A, 18077-SQP-ZZ-B2-DP-A-PL00002 rev A,
18077-SQP-ZZ-B1-DP-A-PL00003 rev A, 18077-SQP-ZZ-00-DP-A-PL00004 rev A,
18077-SQP-ZZ-01-DP-A-PL00006 rev A, 18077-SQP-ZZ-02-DP-A-PL00007 rev A,
18077-SQP-ZZ-03-DP-A-PL00008 rev A, 18077-SQP-ZZ-04-DP-A-PL00009 rev A,
18077-SQP-ZZ-05-DP-A-PL00010 rev A, 18077-SQP-ZZ-06-DP-A-PL00011 rev A,
18077-SQP-ZZ-07-DP-A-PL00012 rev A, 18077-SQP-ZZ-08-DP-A-PL00013 rev A,
18077-SQP-ZZ-09-DP-A-PL00014 rev A, 18077-SQP-ZZ-10-DP-A-PL00015 rev A,

18077-SQP-ZZ-11-DP-A-PL00016 rev A, 18077-SQP-ZZ-12-DP-A-PL00017 rev A,
18077-SQP-ZZ-13-DP-A-PL00018 rev A, 18077-SQP-ZZ-14-DP-A-PL00019 rev A,
18077-SQP-ZZ-15-DP-A-PL00020 rev A, 18077-SQP-ZZ-RF-DP-A-PL00021 rev A,
18077-SQP-01-ZZ-DE-A-PL00300 rev B, 18077-SQP-01-ZZ-DE-A-PL00301 rev B,
18077-SQP-01-ZZ-DE-A-PL00302 rev B, 18077-SQP-01-ZZ-DE-A-PL00303 rev B,
18077-SQP-01-ZZ-DE-A-PL00304 rev B, 18077-SQP-01-ZZ-DS-A-PL00600 rev A.

Demolition drawings

18077-SQP-ZZ-B2-DP-A-PL01002 rev A, 18077-SQP-ZZ-B1-DP-A-PL01003 rev A,
18077-SQP-ZZ-00-DP-A-PL01004 rev B, 18077-SQP-ZZ-01-DP-A-PL01006 rev A,
18077-SQP-ZZ-02-DP-A-PL01007 rev A, 18077-SQP-ZZ-03-DP-A-PL01008 rev A,
18077-SQP-ZZ-04-DP-A-PL01009 rev A, 18077-SQP-ZZ-05-DP-A-PL01010 rev A,
18077-SQP-ZZ-06-DP-A-PL01011 rev A, 18077-SQP-ZZ-07-DP-A-PL01012 rev A,
18077-SQP-ZZ-08-DP-A-PL01013 rev A, 18077-SQP-ZZ-09-DP-A-PL01014 rev A,
18077-SQP-ZZ-10-DP-A-PL01015 rev A, 18077-SQP-ZZ-11-DP-A-PL01016 rev A,
18077-SQP-ZZ-12-DP-A-PL01017 rev A, 18077-SQP-ZZ-13-DP-A-PL01018 rev A,
18077-SQP-ZZ-14-DP-A-PL01019 rev A, 18077-SQP-ZZ-15-DP-A-PL01019 rev A,
18077-SQP-ZZ-16-DP-A-PL01020 rev B, 18077-SQP-ZZ-RF-DP-A-PL01021 rev B,
18077-SQP-01-ZZ-DE-A-PL01300 rev B, 18077-SQP-01-ZZ-DE-A-PL01301 rev B,
18077-SQP-01-ZZ-DE-A-PL01302 rev B, 18077-SQP-01-ZZ-DE-A-PL01304 rev B,
18077-SQP-01-ZZ-DE-A-PL01305 rev B.

Proposed drawings

18077-SQP-ZZ-B2-DP-A-PL20002 rev A, 18077-SQP-ZZ-B1-DP-A-PL20003 rev A,
18077-SQP-ZZ-00-DP-A-PL20004 rev B, 18077-SQP-ZZ-01-DP-A-PL20006 rev A,
18077-SQP-ZZ-02-DP-A-PL20007 rev A, 18077-SQP-ZZ-03-DP-A-PL20008 rev A,
18077-SQP-ZZ-04-DP-A-PL20009 rev A, 18077-SQP-ZZ-05-DP-A-PL20010 rev A,
18077-SQP-ZZ-06-DP-A-PL20011 rev A, 18077-SQP-ZZ-07-DP-A-PL20012 rev A,
18077-SQP-ZZ-08-DP-A-PL20013 rev B, 18077-SQP-ZZ-09-DP-A-PL20014 rev B,
18077-SQP-ZZ-10-DP-A-PL20015 rev B, 18077-SQP-ZZ-11-DP-A-PL20016 rev B,
18077-SQP-ZZ-12-DP-A-PL20017 rev B, 18077-SQP-ZZ-13-DP-A-PL20018 rev B,
18077-SQP-ZZ-14-DP-A-PL20019 rev B, 18077-SQP-ZZ-15-DP-A-PL20020 rev B,
18077-SQP-ZZ-16-DP-A-PL20021 rev B, 18077-SQP-ZZ-RF-DP-A-PL20022 rev B,
18077-SQP-ZZ-RF-DP-A-PL20023 rev B, 18077-SQP-01-ZZ-DE-A-PL20300 rev B,
18077-SQP-01-ZZ-DE-A-PL20301 rev B, 18077-SQP-01-ZZ-DE-A-PL20302 rev B,
18077-SQP-01-ZZ-DE-A-PL20303 rev B, 18077-SQP-01-ZZ-DE-A-PL20304 rev B,
18077-SQP-01-ZZ-DS-A-PL20600 rev B.

Documents

Design and Access Statement dated May 2019 and Substitution Pack dated
September 2019 prepared by Squire & Partners;
Historic Building Report and Heritage Views Impact Assessment prepared by Donald
Insall Associates dated May 2019;
Town Planning Statement prepared by Gerald Eve LLP dated 24 May 2019;
Daylight and Sunlight Report dated May 2019 prepared by Point 2 Surveyors;
Energy Statement - State 2 ref: 8099 issue no.11 dated 07/09/2019 prepared by RES;
Sustainability statement ref: 8099 issue no.3 dated 21/05/2019 prepared by RES;
Drainage Strategy Report ref: 101478-PF-ZZ-XX-RPT-D-0001 dated May 2019
prepared by Pell Frischmann;
Air Quality Assessment ref: 25738-RP-SU-001 dated 20 May 2019 prepared by Hilson
Moran;
Transport Statement dated May 2019 prepared by Caneparo Associates;

Outline Construction Logistics Plan dated August 2019 prepared by Caneparo Associates;
Structural Summary Report dated May 2019 prepared by Pell Frischmann;
Geotechnical & Geo-Environmental Desk Study dated January 2019 prepared by Pell Frischmann;
A1/A3 Retail Units Ventilation Strategy ref: R07 prepared by Long and Partners;
Draft Construction Management Plan prepared by Aecom;
Operational Waste and Recycling Management Strategy dated May 2019 prepared by Aecom;
Landscape Design & Access Statement dated May 2019 prepared by Gustafson Porter and Bowman;
Framework Operational Management Plan dated May 2019 prepared by Seaforth Land;
Environmental Noise Survey Report ref 25748/ENS Rev3 dated 12 July 2019 prepared by Hann Tucker;
Statement of community involvement dated May 2019 prepared by London Communications Agency.

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 Approved drawings

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

Existing drawings

18077-SQP-ZZ-ZZ-DP-A-PL00001 rev A, 18077-SQP-ZZ-B2-DP-A-PL00002 rev A, 18077-SQP-ZZ-B1-DP-A-PL00003 rev A, 18077-SQP-ZZ-00-DP-A-PL00004 rev A, 18077-SQP-ZZ-01-DP-A-PL00006 rev A, 18077-SQP-ZZ-02-DP-A-PL00007 rev A, 18077-SQP-ZZ-03-DP-A-PL00008 rev A, 18077-SQP-ZZ-04-DP-A-PL00009 rev A, 18077-SQP-ZZ-05-DP-A-PL00010 rev A, 18077-SQP-ZZ-06-DP-A-PL00011 rev A, 18077-SQP-ZZ-07-DP-A-PL00012 rev A, 18077-SQP-ZZ-08-DP-A-PL00013 rev A, 18077-SQP-ZZ-09-DP-A-PL00014 rev A, 18077-SQP-ZZ-10-DP-A-PL00015 rev A, 18077-SQP-ZZ-11-DP-A-PL00016 rev A, 18077-SQP-ZZ-12-DP-A-PL00017 rev A, 18077-SQP-ZZ-13-DP-A-PL00018 rev A, 18077-SQP-ZZ-14-DP-A-PL00019 rev A, 18077-SQP-ZZ-15-DP-A-PL00020 rev A, 18077-SQP-ZZ-RF-DP-A-PL00021 rev A, 18077-SQP-01-ZZ-DE-A-PL00300 rev B, 18077-SQP-01-ZZ-DE-A-PL00301 rev B, 18077-SQP-01-ZZ-DE-A-PL00302 rev B, 18077-SQP-01-ZZ-DE-A-PL00303 rev B, 18077-SQP-01-ZZ-DE-A-PL00304 rev B, 18077-SQP-01-ZZ-DS-A-PL00600 rev A.

Demolition drawings

18077-SQP-ZZ-B2-DP-A-PL01002 rev A, 18077-SQP-ZZ-B1-DP-A-PL01003 rev A, 18077-SQP-ZZ-00-DP-A-PL01004 rev B, 18077-SQP-ZZ-01-DP-A-PL01006 rev A, 18077-SQP-ZZ-02-DP-A-PL01007 rev A, 18077-SQP-ZZ-03-DP-A-PL01008 rev A, 18077-SQP-ZZ-04-DP-A-PL01009 rev A, 18077-SQP-ZZ-05-DP-A-PL01010 rev A, 18077-SQP-ZZ-06-DP-A-PL01011 rev A, 18077-SQP-ZZ-07-DP-A-PL01012 rev A, 18077-SQP-ZZ-08-DP-A-PL01013 rev A, 18077-SQP-ZZ-09-DP-A-PL01014 rev A, 18077-SQP-ZZ-10-DP-A-PL01015 rev A, 18077-SQP-ZZ-11-DP-A-PL01016 rev A, 18077-SQP-ZZ-12-DP-A-PL01017 rev A, 18077-SQP-ZZ-13-DP-A-PL01018 rev A, 18077-SQP-ZZ-14-DP-A-PL01019 rev A, 18077-SQP-ZZ-15-DP-A-PL01019 rev A, 18077-SQP-ZZ-16-DP-A-PL01020 rev B, 18077-SQP-ZZ-RF-DP-A-PL01021 rev B, 18077-SQP-01-ZZ-DE-A-PL01300 rev B, 18077-SQP-01-ZZ-DE-A-PL01301 rev B, 18077-SQP-01-ZZ-DE-A-PL01302 rev B, 18077-SQP-01-ZZ-DE-A-PL01304 rev B, 18077-SQP-01-ZZ-DE-A-PL01305 rev B.

Proposed drawings

18077-SQP-ZZ-B2-DP-A-PL20002 rev A, 18077-SQP-ZZ-B1-DP-A-PL20003 rev A, 18077-SQP-ZZ-00-DP-A-PL20004 rev B, 18077-SQP-ZZ-01-DP-A-PL20006 rev A, 18077-SQP-ZZ-02-DP-A-PL20007 rev A, 18077-SQP-ZZ-03-DP-A-PL20008 rev A, 18077-SQP-ZZ-04-DP-A-PL20009 rev A, 18077-SQP-ZZ-05-DP-A-PL20010 rev A, 18077-SQP-ZZ-06-DP-A-PL20011 rev A, 18077-SQP-ZZ-07-DP-A-PL20012 rev A, 18077-SQP-ZZ-08-DP-A-PL20013 rev B, 18077-SQP-ZZ-09-DP-A-PL20014 rev B, 18077-SQP-ZZ-10-DP-A-PL20015 rev B, 18077-SQP-ZZ-11-DP-A-PL20016 rev B, 18077-SQP-ZZ-12-DP-A-PL20017 rev B, 18077-SQP-ZZ-13-DP-A-PL20018 rev B, 18077-SQP-ZZ-14-DP-A-PL20019 rev B, 18077-SQP-ZZ-15-DP-A-PL20020 rev B, 18077-SQP-ZZ-16-DP-A-PL20021 rev B, 18077-SQP-ZZ-RF-DP-A-PL20022 rev B, 18077-SQP-ZZ-RF-DP-A-PL20023 rev B, 18077-SQP-01-ZZ-DE-A-PL20300 rev B, 18077-SQP-01-ZZ-DE-A-PL20301 rev B, 18077-SQP-01-ZZ-DE-A-PL20302 rev B, 18077-SQP-01-ZZ-DE-A-PL20303 rev B, 18077-SQP-01-ZZ-DE-A-PL20304 rev B, 18077-SQP-01-ZZ-DS-A-PL20600 rev B.

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

3 Approved documents

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

Documents

Design and Access Statement dated May 2019 and Substitution Pack dated September 2019 prepared by Squire & Partners;
Historic Building Report and Heritage Views Impact Assessment prepared by Donald Insall Associates dated May 2019;
Town Planning Statement prepared by Gerald Eve LLP dated 24 May 2019;
Daylight and Sunlight Report dated May 2019 prepared by Point 2 Surveyors;
Energy Statement - State 2 ref: 8099 issue no.11 dated 07/09/2019 prepared by RES;
Sustainability statement ref: 8099 issue no.3 dated 21/05/2019 prepared by RES;
Drainage Strategy Report ref: 101478-PF-ZZ-XX-RPT-D-0001 dated May 2019

prepared by Pell Frischmann;
Air Quality Assessment ref: 25738-RP-SU-001 dated 20 May 2019 prepared by Hilson Moran;
Transport Statement dated May 2019 prepared by Caneparo Associates;
Outline Construction Logistics Plan dated August 2019 prepared by Caneparo Associates;
Structural Summary Report dated May 2019 prepared by Pell Frischmann;
Geotechnical & Geo-Environmental Desk Study dated January 2019 prepared by Pell Frischmann;
A1/A3 Retail Units Ventilation Strategy ref: R07 prepared by Long and Partners;
Draft Construction Management Plan prepared by Aecom;
Operational Waste and Recycling Management Strategy dated May 2019 prepared by Aecom;
Landscape Design & Access Statement dated May 2019 prepared by Gustafson Porter and Bowman;
Framework Operational Management Plan dated May 2019 prepared by Seaforth Land;
Environmental Noise Survey Report ref 25748/ENS Rev3 dated 12 July 2019 prepared by Hann Tucker;
Statement of community involvement dated May 2019 prepared by London Communications Agency.

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

4 External fixtures

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.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 (Design) of the London Borough of Camden Local Plan 2017.

5 Long stay cycle parking

Prior to first occupation of the development, 429 long-stay cycle parking spaces shall be provided for staff and permanently retained thereafter. The cycle parking shall be covered, secure and fully enclosed.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 (Prioritising walking, cycling and public transport) of the London Borough of Camden Local Plan 2017.

6 Short stay cycle parking

Prior to first occupation of the development, 34 secure cycle parking spaces shall be provided for visitors and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 (Prioritising walking, cycling

and public transport) of the London Borough of Camden Local Plan 2017.

7 Electric vehicle charging points

The development shall not be occupied until 2 electric vehicle charging points are provided adjacent to the 4 car parking spaces at upper basement level, and 1 electric vehicle charging point is provided adjacent to the 3 loading bays at ground level.

The electric vehicle charging points shall be permanently retained and maintained thereafter.

Reason: To ensure that the development promotes the use of sustainable transport means and the use of low emission vehicles in accordance with policy T2 (Parking and car free development) of the London Borough of Camden Local Plan 2017.

8 Fixed plant

Noise levels from all fixed plant at a point 1 metre external to sensitive facades shall be at least 10dB(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 15dB(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 A1 (Managing the impact of development) and A4 (Noise and vibration) of the London Borough of Camden Local Plan 2017.

9 Fixed plant anti-vibration

Before the use commences, all plant and machinery installed and or operated (including new kitchen extract and supply fans, air conditioning condensers, other supply and extract fans, ASHPs, refrigeration condensers along with associated ductwork, pipework and ancillaries) installed and/or operated in connection with the carrying out of this permission shall be installed with suitable acoustic isolation to prevent the transmission of noise and/or vibration to other parts of the application buildings.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the London Borough of Camden Local Plan 2017.

10 Asbestos

The developer must either submit evidence that site buildings were built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and submitted to the Local Planning Authority (LPA) for approval before commencement. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation.

Reason To protect future occupiers of the development from the possible contamination arising in connection with the buildings on the site in accordance with policies A1 (Managing impact of development), C1 (Health) and CC5 (Waste) of the London Borough of Camden Local Plan 2017.

11 Site/land contamination

The design and construction of the development shall be carried out strictly in accordance with the recommendations of the Geotechnical & Geo-Environmental Desk Study (Ref: 101478-PF-ZZ-XX-RP-C-0001) hereby approved. Should any contamination be discovered at the site during the construction phase the following components to address the risk associated with site contamination shall be submitted to and approved in writing by the LPA before construction re-commences.

- a) A ground investigation of the area of land contamination identified to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;
- b) The results of the investigation and detailed risk assessment referred to in (a) and, based on these, in the event that remediation measures are identified necessary a remediation strategy shall be submitted giving full details of the remediation measures required and how they are to be undertaken;
- c) A verification report providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (b) are complete.

The development shall be carried out strictly in accordance with the relevant risk assessment, site investigation, remediation strategy and verification plan so approved, and no change therefrom shall take place without prior written consent from the LPA.

Any investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11). In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the LPA.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled

waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1 (Delivery and location of growth), D1 (Design) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

12 Deliveries

Deliveries may not arrive for the Class B1 and B1/Event (sui generis) uses, depart or be loaded or unloaded outside the following times: 08.00hrs and 18.00hrs.

Deliveries may not arrive for the Class A1/A3 uses, depart or be loaded or unloaded outside the following times: 07.00hrs and 18.00hrs.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the London Borough of Camden Local Plan 2017.

13 Artificial Lighting

Prior to occupation the developer shall demonstrate to the Local Planning Authority that any artificial lighting in connection to the development shall not increase the pre-existing illuminance at light sensitive receptor locations when the light is operating.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the London Borough of Camden Local Plan 2017.

14 Solar PV feasibility and details

a) Prior to discharge of the s106 Energy Efficiency & Renewable Energy Plan, a feasibility assessment with the aim of maximising the provision of solar photovoltaics should be submitted to the local planning authority and approved in writing.

If solar photovoltaics are found to be feasible:

b) Prior to commencement of above ground works, drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated equipment 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. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 (Climate change mitigation) of the London Borough of Camden Local plan 2017.

15 Sustainable urban drainage

Prior to commencement of development, full details of the sustainable drainage system (SuDS) including:

- a) Descriptions and drawings showing SuDS, sewers and connections
- b) Demonstration of no additional flood risk to the basement and structures including from the water tank
- c) Evidence of consent by Thames Water to the detailed design
- d) Confirmation of exceedance flow paths on and off site showing no additional risks

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 the run off rates approved by the Local Planning Authority. Details shall include a lifetime maintenance plan, and systems shall thereafter be retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 (Adapting to climate change) and CC3 (Water and flooding) of the London Borough of Camden Local Plan 2017.

16 Air quality

At least 4 months prior to commencement of development excluding site preparation works, a detailed air quality assessment including acceptable methodology and assumptions shall be submitted to the LPA for approval. If mitigation is applicable:

- a) full details of the mechanical ventilation systems 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 busy roads and the boiler stacks and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details; and
- b) evidence that an appropriate NO₂ filtration system on the mechanical ventilation intake has been installed to the relevant parts of the development, and a detailed mechanism to secure maintenance of this system and changing of filters, should be submitted to the Local Planning Authority and approved in writing.

If the air quality assessment indicates medium or high construction related dust

risk, the following shall be submitted to the LPA for approval:

c) a Construction Dust & Emissions Risk Assessment and Mitigation Proposals report produced by a suitably qualified professional. Unless recommended otherwise by the report, real-time air quality monitoring shall be implemented on site including for the purposes of establishing a baseline;

d) prior to installing any air quality monitors for these purposes, full details concerning them must be submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;

e) prior to commencement, evidence shall be submitted to the local planning authority for approval, demonstrating that the monitors have been in place for at least 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 amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 (Managing the impact of development) and CC4 (Air quality) of the London Borough of Camden Local Plan Policies.

17 Air quality - off road vehicles

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 (Delivery and location of growth), A1 (Managing the impact of development), CC1 (Climate change mitigation) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.

18 Landscape details

Prior to commencement of the relevant works, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2 (Open space), A3 (Biodiversity), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

19 Landscaping

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

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2 (Open space), A3 (Biodiversity), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

20 Hours of use

The B1 event space hereby permitted shall not be carried out outside the following times: 07:00am - 01:00am Mondays to Saturdays and 08:00am - 10:30pm on Sundays and Bank Holidays.

The A1/A3 space hereby permitted at 43 - 59 Kingsway shall not be carried out outside the following times: 06:30am - 12:00am seven days a week.

The A1/A3 space hereby permitted at 1 Kemble Street shall not be carried out outside the following times: 08:00 - 12:00am Thursdays to Saturdays and 08:00am - 11:00pm on Sundays to Wednesdays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1 (Delivery and location of growth), A1 (Managing the impact of development), A4 (Noise and vibration), TC1 (Quantity and location of retail development) and TC3 (Shops outside of centres) of the London Borough of Camden Local Plan 2017.

21 Retail layout

Prior to occupation, floor plans shall be provided depicting the size, use and layout of the retail and restaurant uses hereby approved to the ground floor level of the Kingsway building hereby approved.

Reason: To ensure the mix of uses contributes to the success and vibrancy of this part of the Central London Area, in accordance with the requirements of policies TC1 (Quantity and location of retail development) and TC2 (Camden's

centres and other shopping areas) of the London Borough of Camden Local Plan 2017.

22 Safety and security

Details of security measures shall be submitted to and approved by the local planning authority prior to the commencement of the relevant part of the development. The development shall be carried out in accordance with any such approved measures.

Reason for condition: To ensure that suitable measures are taken in respect of security of the site, in accordance with policies D1 (Design) and C5 (Safety and security) of the London Borough of Camden Local Plan 2017.

23 Restaurant management strategy

Prior to first use of the flexible A1/A3 unit to the ground floor of 1 Kemble Street, details of management for the outside seating area including; layout, provision for smoking, hours of use (no later than 9pm) and a written plan for preserving the amenity of neighbouring residents in terms of noise and disturbance; shall be submitted to and approved by the local planning authority in writing. The approved details shall be adhered to throughout the occupation of the A1/A3 unit.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 2 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.

- 3 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).
- 4 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.

- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.
- 6 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.
- 7 You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.
- 8 This proposal is 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 for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer