

Application ref: 2018/5774/P
Contact: David Fowler
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Date: 29 March 2019

Development Management
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Iceni Projects Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Highgate Newtown Community Centre
Unit A
B
C
D & E
25 Bertram Street
London
N19 5DQ

Proposal:

Variation of development granted under reference 2016/6088/P dated 30/06/17 for "Redevelopment of the existing Highgate Newtown Community Centre and Fresh Youth Academy and the change of use of the People's Mission Gospel Hall to provide replacement community facilities (Use Class D1) and 31 residential units (Use Class C3) with associated public open space, landscaping, cycle storage, plant and disabled parking."

Namely to make the following changes:

- Amend the height/bulk and massing, elevations
- Increase the number of residential units from 31 to 41
- Include 7 affordable units (intermediate) as opposed to none
- Reduce the area of the community facilities, to result in a smaller increase above the existing floorspace
- Remove most of the basement

- Include the existing right of way on the western side of the site.

Drawing Nos:

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

Condition(s) and Reason(s):

- 1 Three years from the date of this permission

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

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

- 2 Approved drawings

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

Proposed plans:

PL-E-100 E, PL-E-101 G, PL-E-102 E, PL-E-103 E, PL-E-104, PL-E-105, PL-GA-002 A, PL-GA-A-600 Z, PL-GA-B-599 X, PL-GA-C-600 E, PL-GA-B-600 Z, PL-GA-A-601 S, PL-GA-B-601 T, PL-GA-A-602 W, PL-GA-B-602 W, PL-GA-A-603 V, PL-GA-B-603 W, PL-GA-A-604 R, PL-GA-B-604 U, PL-GA-A-605 N, PL-GA-700 F, PL-GA-701 Q, PL-GA-703 L, PL-GA-706 M, PL-GA-707 L, PL-GA-712 K, PL-GA-713 B, PL-GA-714 D, PL-GA-715 D, PL-GA-ST-800 Q, PL-GA-ST-801 M, PL-GA-ST-802 S, PL-GA-ST-803 S, PL-GA-ST-804 N, PL-GA-ST-805 J, PL-GA-ST-899 F.

Proposed documents:

Addendum Design and Access Statement HNCC-RCK-ZZ-XX-PP-A-138-S3-P5 (rcka) November 2018, Statement of Community Involvement (rcka) November 2018, Heritage Statement (Iceni) November 2018, Daylight and Sunlight Study (Neighbouring Properties) (Right of light Consulting) November 2018, VSC Corrections (uploaded 22/01/2019),, Sunlight Corrections (uploaded 22/01/2019), Energy Strategy (McBain's) November 2018, Sustainability Statement (Iceni) November 2018, Acoustic Report A973 R03B (ION Acoustics) 20th November 2018, Air Quality Assessment 01.0129.001/AQ v2 (Isopleth) November 2018, Transport Technical Note (Systra) 20/11/18, Transport Statement (JMP) November 2016, Draft Framework Travel Plan (JMP) November 2016, Draft Servicing Management Plan(JMP) November 2016, Draft Construction Management Plan, (JMP) November 2016, Transport Statement (JMP) November 2016, Draft Framework Travel Plan (JMP) November 2016, Draft Servicing Management Plan(JMP) November 2016, Draft Construction Management Plan, (JMP) November 2016, Ground Investigation and Basement Impact Assessment J16021A (GEA) October 2018, Addendum Drainage Strategy (McBain's) November 2018, Viability Report (Savills) November 2018, Planning Statement (Iceni) November 2018, Preliminary Ecological Survey (Syntegra) November 2018, Daylight and Sunlight Study (Within Development) v2 (Right of Light Consulting) November

2018, Arboricultural Constraints/Arboricultural Impact
Assessment/Arboricultural Method Statement
HNCC_AIA_revis_11102018_JP_V3_Arboricultural Assessment.pdf
(Greenman) 11/10/2018, Endoscope Survey Brief 18-4442 (Syntegra)
December 2018

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

3 Detailed drawings/samples

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.
- b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.
- c) Details of all new windows, doors and other materials in the conversion of the People's Gospel Mission Hall.
- d) Details of the junction with the historic granite sets at the threshold of the site on Bertram Street.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details

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

4 External fixtures

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

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

5 Refuse and recycling

Prior to first occupation of the residential units, the refuse and recycling storage areas shall be completed and made available for occupants.

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

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the Camden Local Plan.

6 Roof terraces

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

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the Camden Local Plan.

7 Landscape

No development (excluding demolition and enabling works) shall take place on the relevant part of the site until 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:

- a) details of any proposed earthworks including grading, mounding and other changes in ground levels.
- b) details of proposals for the enhancement of biodiversity,
- c) an open space management plan,.

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 D1 and D2 of the Camden Local Plan.

8 Hours of use - community facilities

The community facilities in Buildings B and D and the community hall shall only be used between 8.30am - 10pm Monday to Thursday, 8.30am - 11.30pm Friday to Saturday and 9.30am - 9pm on Sundays.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with the requirements of policy A1 of the Camden Local Plan.

9 SuDS

Prior to commencement of the relevant part of the development (excluding demolition) details of a sustainable urban drainage system shall be submitted to and approved by the local planning authority in writing.

SUDS will be implemented prior to the opening of the relevant parts of the development and maintained thereafter.

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 Camden Local Plan policy CC3.

10 Evidence of installation - SuDS

Prior to occupation, evidence that the sustainable urban 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 policy CC3 of the Camden Local Plan.

11 Water efficiency

The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use.

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 policy CC3 of the Camden Local Plan.

12 Photovoltaic cells

Prior to commencement of the relevant part of the scheme, 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 Camden Local Plan polices CC1 and CC2.

13 Living roof

Prior to commencement of the above ground construction works, full details of

all biodiverse, substrate-based extensive living roofs to be incorporated into the development shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should be informed by the Ecological Appraisal and should reflect the local conditions and species of interest. The details shall include the following: A. detailed maintenance plan, B. details of its construction and the materials used, C. a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and D. full planting details including species showing planting of at least 16 plugs per m². The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied. Guidance on living roofs is available in the Camden Biodiversity Action Plan: Advice Note on Living Roofs and Walls.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Camden Local Plan policies A3, CC1, CC2 and CC3.

14 Bird and bat boxes

Details of bird and bat nesting boxes or bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any of the above ground construction works commencing on site, in line with the recommendations in the Ecological Appraisal. Boxes/bricks should be integrated into the fabric of the building wherever possible, to increase sustainability. Details submitted 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.

Reason: To ensure the development provides the appropriate provision towards creation of habitats and valuable areas for biodiversity in accordance with Camden Local Plan policy A3.

15 External lighting

Details of all external lighting shall be submitted to and approved by the Local Planning Authority, prior to first occupation of the development.

Full details of a lighting strategy, to include the following information shall be submitted to and approved by the Local Planning Authority, in writing, before the development commences.

- Location and type (for safety, security and design reasons)
- Potential light spill on to buildings, trees and lines of vegetation (for biodiversity reasons).

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

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and in the interests of security in accordance with Camden Local Plan policies A3 and C5.

16 Non-road mobile machinery

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 ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with the requirements of policy A1 of the Camden Local Plan.

17 Tree protection

Prior to the commencement of any works, details demonstrating how trees to be retained both on and off site 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" and should include details of appropriate working processes in the vicinity of trees, a tree protection plan and details of an auditable system of site monitoring. 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: In order to ensure the development undertakes reasonable measures to take account of trees and biodiversity in accordance with Camden Local Plan policies A2 and A3.

18 **Tree Replacement Strategy

Details of planting to replace all the trees to be removed shall be submitted to and approved by the Council prior to occupation.

Reason: In order to ensure the development undertakes reasonable measures to take account of trees and biodiversity in accordance with Camden Local Plan policies A2 and A3.

19 Land contamination - remediation strategy

Prior to demolition works a remediation strategy and validation statement based on the Ground Investigation & Basement Assessment report by GEA (Ref J16021A dated October 2018) should be submitted to the LPA for approval.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, 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, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

20 Land contamination - Standalone Monitoring

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 local planning authority. An 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), and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is occupied.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, 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, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

21 Asbestos

If an up-to-date asbestos register is not available, prior to the commencement of any site work, an asbestos risk assessment in accordance with HSE guidance shall be submitted to the Local Planning Authority for approval so that any ACMs present can be managed appropriately.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, 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, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

22 Sound proofing

Prior to the occupation of the residential units, all fixed M&E and associated acoustic isolation, sound attenuation and anti-vibration measures are to be shown on plans approved in writing by the Local Planning Authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To prevent the transmission of noise and vibration throughout application buildings and or into any neighbouring premises, to safeguard amenities in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

23 Residential/Commercial Soundproofing:

Prior to commencement of above ground works, details shall be submitted to and approved in writing by the Council, of the sound insulation of floors/ceilings/walls separating commercial parts of the building from residential premises. The airborne sound insulation performance shall achieve as a minimum 10 dB increase in the minimum requirements of Approved Document

E of the Building Regulations 2010. A test shall be carried out prior to the discharge of this condition to show the standard of sound insulation required shall be met and the results submitted to the Council for approval.

Reason: To ensure that occupiers of residential premises do not suffer a loss of amenity by reason of noise nuisance from neighbouring commercial premises in accordance with Camden Local Plan policy A1.

24 Internal Noise Levels - Sound Proofing

All residential premises shall be designed in accordance with BS 8233:2014 to attain the following internal noise levels:

Activity	Location	07.00 to 23.00	23.00 to 07.00
Resting	Living room	35 dB LAeq	None
Dining	Dining room/area	40 dB LAeq	None
Sleeping (daytime resting)	Bedroom	35 dB LAeq	30 dB LAeq

Before commencement of the use hereby permitted details shall be provided to discharge this condition to show the standard of sound insulation in habitable rooms facing the community centre shall be met and the results submitted to the Local Planning Authority for approval.

Reason: To ensure that the occupiers and users of the proposed residential component do not suffer a loss of amenity by reason of excess noise from environmental sources in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

25 Amplified music/voices

Neither music nor amplified loud voices emitted from the non-residential parts of the built development shall result in more than a 5dB increase from existing ambient noise levels to nearby residential properties.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise in accordance with policy A1.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with Camden Local Plan policies A1 and A4.

26 Plant and equipment

Before the use commences, the total noise from fixed plant associated with the application site, when at a point 1m external to sensitive facades shall be at least 5 dB(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 is distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses(bangs, clicks, clatters, thumps), then the noise levels from the plant/equipment at any sensitive façade shall be at least 15 dB(A) below background noise level.

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

27 Emergency Equipment (if applicable)

In accordance with Section 6.100 of Local Plan emergency equipment such as generators which are only to be used for short periods of time will be required to meet the noise criteria of no more than 10dB above the background level (L90 15 minutes). During standby periods, emergency equipment will be required to meet the usual criteria for plant and machinery. Conditions to this effect may be imposed in instances where emergency equipment forms part of the application

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

28 Cycle parking

Prior to first occupation, plans showing the following bicycle parking shall be submitted to and approved by the Council.

- 22 short stay cycle parking spaces within the site for visitors to both residential buildings and the community centre,
- 58 long stay cycle parking spaces.

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Camden local Plan policies T1, T2 and T3.

29 New pedestrian and cycle route through

The proposed new pedestrian and cycle route through the site shall be provided prior to the occupation of all the residential units and shall be maintained as a public right of way in perpetuity.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Camden Local Plan policies T1, T2 and T3.

30 Need for a legal agreement

In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement no works shall be commenced on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with ** in the planning permission granted on XXXXXXXXXXXXX (Camden reference 2018/5774/P) and those obligations shall apply to all conditions above marked with ** which supersede those of permission 2016/6088/P.

Reason: In order to define the permission and to secure development in accordance with policy DM1 of the Camden Local Plan.

31 Basement

The development shall not be constructed other than in accordance with the conclusions, methodologies and recommendations of the Basement Impact Assessment hereby approved, including inter alia the need for further monitoring. In the event that further evidence of site or building conditions necessitate amendments to the BIA or associated methodologies they shall be submitted to the local planning authority for approval in writing prior to the commencement of development and the development shall be constructed in accordance with such amendments.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the Camden Local Plan.

32 ** Car free

The proposal will be car free. Occupants of the proposal will not be eligible for parking permits.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Camden Local Plan policies T1, T2 and T3.

33 ** DMP and CMP

a) Prior to commencement of development, a Demolition Management Plan (DMP) shall be submitted to and approved by the local planning authority. The scheme will be built in accordance with this plan thereafter.

b) Prior to commencement of works, a Community Working Group (CWG) shall be convened by the developer, involving local councillors and local stakeholders. The developer shall have regard to the representations of the Working Group and shall give them due weight in the carrying out of the construction phase of the development.

c) Prior to the commencement of construction works (excluding demolition works), a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority. The scheme will be built in accordance with this plan thereafter.

The DMP and CMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing buildings and the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual.

Both the DMP and CMP shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) which demonstrates consideration of and liaison with other local concurrent

developments. The plan shall also include details of a community working group involving local residents, businesses and local councillors, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from demolition and construction activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Camden Local Plan policies T1, T2 and T3.

34 ** CMP implementation support contribution

On or prior to Implementation, confirmation that the necessary measures to secure the CMP Implementation Support Contribution shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Camden Local Plan policies T1, T2 and T3.

35 ** Parking management plan

Prior to occupation of any part of the development, a parking management plan shall be submitted to and approved by the local planning authority. The proposals will be maintained in accordance with this plan thereafter.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Camden Local Plan policies T1, T2 and T3.

36 ** Servicing management plan

Prior to occupation of any part of the development, a Servicing management plan shall be submitted to and approved by the local planning authority. The proposals will be maintained in accordance with this plan thereafter.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Camden Local Plan policies T1, T2 and T3.

37 ** Landscaping management plan

Prior to occupation of any part of the development, a Landscaping management plan shall be submitted to and approved by the local planning authority. The proposals will be maintained in accordance with this plan thereafter.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Camden Local Plan policies T1, T2 and T3.

38 **Travel plan and associated monitoring fee

Prior to occupation of any part of the development, a travel plan shall be submitted to and approved by the local planning authority. Confirmation that the necessary measures to secure the travel plan monitoring contribution shall also be submitted to and approved in writing by the Local Planning Authority. The proposals will be maintained in accordance with this plan thereafter.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Camden Local Plan policies T1, T2 and T3.

39 **Highways contribution and levels plans

Prior to occupation of any part of the development, confirmation that the necessary measures to secure the highways contribution and level plans shall be submitted to and approved in writing by the Local Planning Authority. The proposals will be maintained in accordance with this plan thereafter.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Camden Local Plan policies T1, T2 and T3.

40 **Pedestrian, cycling and environmental Improvements

Prior to occupation of any part of the development, confirmation that the necessary measures to secure the pedestrian, cycling and environmental Improvements contribution shall be submitted to and approved in writing by the Local Planning Authority. The proposals will be maintained in accordance with the approved condition thereafter.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Camden Local Plan policies T1, T2 and T3.

41 **Public Realm Management Plan

On or prior to the Occupation Date a Public Realm Management Plan shall be submitted to and approved by the Council. The public realm shall be constructed and maintained open and in accordance with the approved plan thereafter.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Camden Local Plan policies T1, T2 and T3.

42 ** Provision of community facilities

The new community facilities shall be built to shell and core prior to first occupation of more than 50% of the residential units.

Reason: To ensure the provision of the community facilities in accordance with

the requirements of Camden Local Plan policy C2.

43 ** Open space improvements

The landscaping works shall be completed prior to occupation of 50% of the residential units.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with Camden Local Plan policy A2.

44 ** Local employment

Prior to commencement the developer shall:

" work to CITB benchmarks for local employment when recruiting for construction-related jobs as per clause 8.28 of CPG8

" advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely

" provide a specified number (to be agreed) of construction and non-construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre or our work experience broker

" If the build costs of the scheme exceed £3 million the applicant must recruit 1 construction apprentice or non-construction apprentice per £3million of build costs and pay the council a support fee of £1,700 per apprentice as per clause 8.25 of CPG8. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre. The applicant should recruit both construction and non-construction apprentices. Recruitment of non-construction apprentices (e.g. administrative, facilities management, finance, HR, etc.) should be conducted through the Council's Economic Development team

" If the value of the scheme exceeds £1 million, the applicant must also sign up to the Camden Local Procurement Code, as per section 8.30 of CPG8

" provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.

Reason: To ensure the development provides sufficient employment and training in line with the requirements of Camden local Plan policies E1 and E2.

45 ** BREEAM

On or prior to the Implementation Date (excluding demolition works) an energy and sustainability plan shall be submitted to and approved in writing by the local planning authority. Such plan shall:

(a) be based on a Building Research Establishment Environmental Assessment Method assessment with a target of achieving a Very Good or Excellent rating and attaining at least 60% of the credits in each of Energy and Water and 40% of the credits in Materials categories.

(b) include a pre-Implementation review by an appropriately qualified and recognised independent verification body certifying that the measures incorporated in the Sustainability Plan are achievable.

(c) provide details of the CHP.

(d) provide future proofing details of opportunities to connect to a future decentralised energy network.

Prior to first occupation of the non-residential elements of the development a post-completion certificate which demonstrates that the employment element has achieved BREEAM Very Good shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with Camden Local Plan policies CC1, CC2, CC3 and CC4.

46 ** Carbon offset fund contribution

On or prior to Implementation, confirmation that the necessary measures to secure tree a carbon offset fund contribution shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with Camden Local Plan policies CC1, CC2, CC3 and CC4.

47 **Provision of a management plan for the community facilities

Prior to operation of the community facilities (excluding demolition works), a management plan detailing how amenity issues would be mitigated and addressed shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise and disturbance from the community facilities in accordance with Camden Local Plan policy A1.

48 Post Construction Viability Assessment

Either after completion of the development hereby permitted or at the point of exchange on no less than 22 residential units the applicant and/or developer shall submit to the local planning authority an updated viability assessment and not to proceed on the completion of more than 24 residential units until confirmation that the necessary measures to secure provision for additional monies for the Council's CIP programme have been submitted and approved by the local planning authority in writing.

Reason: To ensure the maximum provision of affordable housing in accordance with Camden Local Plan policy H4.

49 **Affordable units

The seven affordable units shall be ready for occupation prior to occupation of 50% of the units.

Reason: To ensure the maximum provision of affordable housing in accordance with Camden Local Plan policy H4

Informative(s):

1 Conditions marked with **

The matters covered by conditions marked with an ** are matters which would usually be incorporated into a Section 106 Agreement. On Council own schemes because the Council cannot enter into an agreement with itself the usual practice would for the permission to reference the Section 106 requirements for information.

If the Council retains ownership of the application site although the reference to Section 106 requirements would not be legally binding they would act as a record of the requirements the Council as planning authority expects the Council as landowner to comply with. If the Council disposes of a relevant interest in the Application Site (which for the avoidance of doubt will not include disposals to individual tenants and occupiers) the incoming owner will be required to enter into a Section 106 giving effect to those requirements which will then become a legally binding document.

2 Thames Water - surface water drainage and sewage

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

3 Timing of vegetation clearance (breeding birds)

You are advised that all removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation should be undertaken in line with The Wildlife and Countryside Act 1981 (as amended).

4 Guidance on biodiversity enhancements

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.

5 Minor appropriation of land

The proposal involves widening the existing footpath from Croftdown Road. This would provide a new and improved pedestrian and cycling link through the site. This element of the scheme will require a minor appropriation of land between 2 parts of the Council. This would be dealt with separately if planning permission is granted and prior to any works commencing on site (e.g. Section 256 of the Highways Act 1980).

6 Considerate Contractors

The development would also need to be registered with the Considerate Constructors' Scheme. Details are available at the website below.

7 CMP pro-forma

The Council has a CMP pro-forma which must be used if and when planning permission is granted and once a Principal Contractor has been appointed. The CMP, in the form of the pro-forma, would need to be approved by the Council prior to any works commencing on site. The CMP pro-forma is available on the Council's website at the hyperlink below:
<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/planning-obligations-section-106/>

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer