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19 Maltings Place  
169 Tower Bridge Road  
London  
SE1 3JB

Application Ref: **2017/6480/P**  
Please ask for: **David Fowler**  
Telephone: 020 7974 **2123**

16 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:  
**Liddell Industrial Estate**  
**1-33 Liddell Road**  
**London**  
**NW6 2EW**

Proposal: Variation of condition 36 to allow for separate submission of Demolition Management Plan (DMP) and Construction Management Plan (CMP) and amending wording of 28 'pre-commencement' conditions to allow for site preparation and demolition works to take place for Phase 2 of comprehensive, mixed-use redevelopment involving the construction of three new buildings approved under planning permission 2014/7651/P dated 31/03/2015 (Section 96a application).

Drawing Nos: MLUK/403/P2/002, Liddell Road Phase 2 (Mixed Use) - Planning Conditions and Informatives Tracker dated 08th November 2017.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, conditions 10, 11, 16, 18, 19, 20, 24, 25, 26, 27, 29, 32, 33, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 48, 49, 50, 51 of planning permission 2014/7651/P shall be replaced with the following conditions:

#### **10 External lighting**

Full details of a lighting strategy and external lighting, to include the following



information shall be submitted to and approved by the Local Planning Authority, in writing, in consultation with Network Rail, prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab):

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

Where new lighting is to be erected adjacent to the operational railway the potential for train drivers to be dazzled must be eliminated. In addition the location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway.

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 policies CS17 and CPG1 (Design) and in the interests of safety.

### **11 Tree protection - construction**

Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab), details demonstrating how trees 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".

Such measures to include the installation of a vertical barrier to protect tree root zones. No works, tracking of heavy machinery or storage of materials shall take place in such protected areas.

All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To 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 CS15 of the London Borough of Camden Local Development Framework Core Strategy.

### **16 SUDS**

Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab) details of a sustainable urban drainage system to achieve a greenfield run off rate for the 1 in 100 year event, allowing for climate change as detailed in the approved flood risk assessment (Price & Myers, Oct 2014) shall be submitted to and approved by the local planning authority and such system shall be implemented as part of the development 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 CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

### **18 Tree protection - foundations**

Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Local Planning Authority prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab).

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to ensure the development undertakes reasonable measures to take account of trees and biodiversity in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

### **19 Drainage**

Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab) a drainage strategy, prepared in consultation with the sewerage undertaker, detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority.

No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

The strategy shall address the following points:

1. There should be no increase to average or peak flows of surface water run off leading towards Network Rail assets, including earthworks, bridges and culverts.
2. All surface water run-off and sewage effluent should be handled in accordance with Local Council and Water Company regulations.
3. Attenuation should be included as necessary to protect the existing surface water drainage systems from any increase in average or peak loadings due to normal and extreme rainfall events.
4. Attenuation ponds, next to the railway, should be designed by a competent specialist engineer and should include adequate storm capacity and overflow arrangements such that there is no risk of flooding of the adjacent railway line during either normal or exceptional rainfall events.
5. All surface and foul water arising from the proposed works and any associated soakaways must be collected and diverted away from the railway infrastructure.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand, in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

## **20 Water supply infrastructure**

Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab) an impact study, prepared in consultation with Thames Water, of the existing water supply infrastructure shall be submitted to and approved in writing by the local planning authority.

The study shall determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall be carried out in accordance with the strategy as approved.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand, in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

## **24 Ground investigation**

At least 28 days prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab):

(a) A ground investigation shall be carried out to determine the presence of landfill gas. Further investigations to determine the extent of elevated TPH levels in the soil shall be undertaken in the region of Borehole No 10 (of the previous site investigation) and further groundwater investigations shall be undertaken to determine if the source of contamination is within the groundwater or silt sediment. Should the groundwater be found to contain elevated levels of heavy metals, a programme of contamination monitoring shall be carried out to determine the potential source.

(b) The results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.

(c) 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 policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

## **25 Vibration levels**

Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition

and breaking up of the existing slab), details shall be submitted to and approved in writing by the Council, of building vibration levels generated by the adjacent railway etc. together with appropriate mitigation measures where necessary in order to meet the criteria and assessment methodology of BS 6472:2008.

No part of the development shall be occupied until the approved details have been implemented. Approved details shall thereafter be permanently retained.

Reason: To safeguard the amenities of future occupiers in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

## **26 Sound insulation (residential)**

Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab), details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely eg. living room and kitchen above bedroom of separate dwelling.

Reason: To safeguard the amenities of future occupiers in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

## **27 Sound insulation (commercial)**

Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab), details of anti-vibration measures shall be submitted to and approved in writing by the Council. The measures shall ensure that machinery, plant/ equipment any extract/ ventilation systems and ducting are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced.

All such details as approved shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of future occupiers in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

## **29 Community facilities**

On or prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab), confirmation that the necessary measures to secure appropriate measures to support local community facilities shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To support local community uses within the borough in accordance with

the requirements of policies CS5 and CS10 of the London Borough of Camden Local Development Framework Core Strategy and policies DP15 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

### **32 Open space**

On or prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab), confirmation that the necessary measures to secure open space improvements towards the improvement maintenance and upkeep of Maygrove Peace Park or other public open spaces and/or the obtaining of land to make public open spaces in the vicinity of the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

### **33 Employment element**

Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab) the Employment Elements Report shall be submitted to the local planning authority for approval in writing.

The Report shall include details of:

- a. rent and service charge levels
- b. office facilities and arrangements which are suitable for SMEs
- c. flexible spaces that can be contracted or expanded to suit the changing needs of occupiers
- d. flexible lease /membership arrangements and pricing structures;
- e. access to common areas and informal meeting spaces; and
- f. ICT Infrastructure: voice and data services

Reason: To ensure that the development retains adequate provision of high quality and flexible employment floorspace, local retail and new homes in accordance with policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

### **34 Employment travel plan**

Prior to first occupation of the workspace an Employment Travel Plan (ETP), shall be submitted to and approved in writing by the Local Planning Authority.

The plan shall set out measures for promoting sustainable transport modes for employees and visitors, and shall allow for an initial substantial review within six months of the occupation of the employment space, a mechanism for monitoring and reviewing on the first anniversary of occupation and measures to ensure subsequent reviews on the third and fifth anniversaries of the occupation date, provision for a Travel Plan coordinator, identifying means of provision of information to the Council and for review and update.

Subsequent revisions to the approved travel plan and its strategy shall be submitted to and approved by the Local Planning Authority prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab). The measures contained in the Travel Plan shall at all times remain implemented.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

### **36\*\* Demolition Management Plan/Construction Management Plan**

#### **Part a) DMP**

Prior to commencement of development, including demolition, a Demolition Management Plan (DMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority.

The DMP 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.

Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition period and 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 and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Demolition Management Plan shall at all times remain implemented during all works of construction and demolition. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.

#### **Part b) CMP**

Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab) a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority.

The 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.

Such plan shall include measures for ensuring highway safety and managing

transport, deliveries and waste (including recycling of materials) throughout the demolition and construction periods and 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 and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction and demolition. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.

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 Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

### **37 \*\* Energy efficiency and renewables plan**

Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab, the developer shall submit to the Local Planning Authority for approval the Energy Efficiency and Renewable Energy Plan which shall include the following:

- (a) incorporation of measures set out in the submission document entitled Energy Statement dated December 2014
- (b) further details of how the Development's carbon emissions will be reduced by at least 25% by way of renewable energy technologies;
- (c) full details for the incorporation of a Combined Heat and Power (CHP) system including details and method of installation of CHP unit(s), full energy calculations justifying the size of the CHP and limiting the use of electricity for any heating as reasonable;
- (d) an Air Quality Assessment relating to the proposed CHP including any required NO<sub>x</sub> abatement measures to demonstrate that the NO<sub>x</sub> emissions of the CHP engine will not exceed 50mg/Nm<sup>3</sup>.
- (e) separate metering of all low and zero carbon technologies to enable the monitoring of energy and carbon emissions and savings;
- (f) a building management system being an electronic system to monitor the Development's heating cooling and the hours of use of plant;
- (g) measures to connect the school (permitted to be built under Phase 1 of the Planning Permission) to the site wide energy system, demonstrating systems in place to ensure that the gas boiler located in the school plant room will only be used for resilience purposes in the event of disruption to the heat supply from the energy centre, all subject to a viability assessment into the commercial viability for the school to connect to the site wide heat network.
- (h) measures to enable future connection to a local energy network at the boundary of the Property, subject to a assessment into the viability and practicality



of linking to future connections outside of the site

(i) include a pre-Implementation review by an appropriately qualified and recognised independent verification body certifying that the above measures are achievable ;

(j) measures to secure a post construction review by an appropriately qualified and recognised independent verification body certifying that the above measures have been achieved and will be maintainable and

(k) identifying means of ensuring the provision of information to the Council and provision of a mechanism for review and update as required from time to time

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy policies CS5, CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP26 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

### **38\*\* Highways works**

Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab) confirmation that the necessary measures to secure and highways improvements around the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

### **39\*\* Levels plans**

No works comprised in the build out of the development shall commence (excluding the following site preparatory works, works of demolition and breaking up of the existing slab) until such time as the Council has confirmed in writing that it has received plans demonstrating the levels at the interface of the development with the boundary of the Property and the Public Highway.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy.

### **40\*\* Local employment**

Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab) the applicant and/ or/ developer shall:

a) have entered into an agreement with Kings Cross Construction Skills Centre to ensure that all job vacancies during the construction phases are registered with KSCSC at the same time as other recruitment efforts and all reasonable endeavours are used to ensure that no less than 20% of the work force is comprised of residents of the London Borough of Camden,

- b) have entered into an agreement with the Kings Cross Construction Skills Centre (KXCSC) to ensure provision of no less than 12 construction trade apprentices employed for at least 52 weeks each
- c) confirm that the necessary measures to support and ensure the recruitment and training of each apprentice have been put in place;
- c) have entered into an agreement with the Kings Cross Construction Skills Centre (KXCSC) to ensure provision of no less than 8 work placements of no less than 2 weeks each;
- d) ensure delivery of a minimum of one supplier capacity building workshops/"Meet the Buyer" events to support small and medium enterprises within the borough to tender for the contracts and
- e) ensure delivery of a minimum of 12 end use apprenticeships.

Reason: To ensure the development provides sufficient employment and training in line with the requirements of policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

#### **41\*\* BREEAM**

Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab) a 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 an Excellent or Outstanding rating and attaining at least 60% of the credits in each of Energy and Water and 40% of the credits in Materials categories;
- (b) demonstrate how the residential element of the development achieves at least Level 4 of the Code for Sustainable Homes attaining at least 50% of the credits in each of the Energy Water and Materials categories and
- (c) 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.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

#### **42\*\* Local procurement**

Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab), a programme for local procurement shall be submitted to and approved in writing by the local planning authority. The programme shall detail opportunities for local businesses to bid/tender for the provision of goods and service to the Development in accordance with the Council's Local Procurement Code and the developer shall use reasonable endeavours to provide opportunities for local businesses to bid/tender for the provision of facilities management services and other post construction supply of goods and services.

On or prior to Implementation, the developer shall meet with the Council's Economic Development Local Procurement Team (or any successor department) at least one month before tendering contracts to agree the specific steps that will be taken to give effect to the Local Procurement Code.

The construction of the Development shall not be carried out otherwise than in accordance with the approved programme for local procurement .

Reason: To ensure the development provides sufficient employment and training in line with the requirements of policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

#### **43\*\* Servicing and Vehicle Management Plan**

Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab), a Servicing and Vehicle Management Plan (SVMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the following:

- a) a requirement for delivery vehicles to unload from a specific suitably located area including swept path drawings;
- b) details of a 'Waste and Recycling Strategy'
- c) details of the person(s) responsible for directing and receiving deliveries to the Property and measures to coordinate vehicle movements
- e) details of vehicle movements and deliveries (including size, frequency, duration, hours, proposed routes, nature of goods)
- f) measures to minimise impact on residents and ensure safety
- g) a servicing statement detailing minimisation of deliveries, coordinating needs of the different uses
- h) details of temporary and permanent arrangements for provision of disabled bays within new public realm and
- i) mechanisms for vehicle control and enforcement of all vehicle controls and measures.

No servicing shall take place on any part of the highway network or public realm other than in accordance with the servicing plan so approved.

Reason: To avoid obstruction of the surrounding streets and ensure the safety of pedestrians, cyclist and other road users, in accordance with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

#### **44\*\* Pedestrian and Environmental Improvements Contribution**

Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab), confirmation that the necessary measures for the provision of pedestrian, cycling, environmental and public realm improvements in the vicinity of the Development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

#### **45\*\* Public Open Space Delivery**

Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab), a Public Area Plan shall be submitted to and approved in writing by the local planning authority. Such plan to set out how the development would be implemented including details of :

- a) access routes to the school and Maygrove Road Peace Park together with associated hard and soft landscaping measures ;
- b) the subsequent maintenance of the Public Area to ensure the Public Area is kept safe and in a useable condition ;
- c) the management, waste control, cleaning, draining, servicing and upkeep and details of how the Owner will coordinate maintenance of the Public Area with adjoining property owners ;
- d) incorporation of safety measures and equipment, lighting, CCTV and fire safety in the Public Area and any interface with adjoining public highway to secure public safety to minimise anti-social behaviour;
- e) how the Public Area could be used as a venue for community based public events ;
- f) a mechanism for review and amendment of the above measures and
- g) how public accessibility to the Public Area for members would be secured for the public 24 hours per day 364 days a year and
- h) confirmation that an agreement has been made with the Council as landowner to dedicate the Public Area as a public right of way to be maintained by the Owner at the Owner's expense.

Prior to implementation of the development confirmation that the necessary measures to secure public open space shall be submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied at any time other than in accordance with the public area plan as approved.

Reason: To ensure that the public environment is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

#### **48\*\* Residential travel plan monitoring contribution**

Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab), confirmation that the necessary measures are in place to review the Residential Travel Plan over a six year period from the date of first Occupation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the travel demand arising from the development

does not significantly impact on the existing transport system and to accord with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

#### **49\*\* Employment Travel Plan Monitoring Contribution**

Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab), confirmation that the necessary measures are in place to review the Employment Travel Plan over a six year period from the date of first Occupation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

#### **50 \*\* Electric car charging point**

Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab) confirmation that the necessary measures to secure an electric car charging point shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall be completed prior to first occupation of the development and shall be thereafter retained.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy.

#### **51 \*\* School access road**

Prior to commencement of any works comprised in the build out of the development (excluding the following site preparatory works, works of demolition and breaking up of the existing slab) a School Access Road plan shall be submitted to and approved in writing by the local planning authority.

The plan shall include details of:

- a) how the school access road would be constructed;
- b) all associated hard and soft landscaping measures including 'street' furniture, lighting and associated landscaping and
- c) all means of subsequent maintenance of the road.

The development shall not be carried out other than in accordance with the School Access Plan as approved and the road shall thereafter be retained and maintained in accordance with the plan.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 of the London Borough of Camden Local

Informative(s):

1 Reason for approval:

Amending the trigger for these 28 conditions will not impact on the quality of the proposals or on the amenity of neighbouring properties, but will allow the developer flexibility in implementing the planning permission. The amendments will allow for site preparation works to commence, including demolition and breaking the existing slab before the discharge of these conditions.

As above, separating the CMP and DMP will have no impact on quality or amenity.

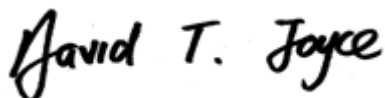
Given that the proposed amendment is only to the triggers and separating a condition, the proposed amendment is considered non-material. This is not considered an amendment that would be of public interest.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on planning reference 2014/7651/P dated 31/03/2015. In the context of the permitted scheme, it is not considered that the amendment would have any material effect on the approved development.

2 You are advised that this decision relates only to the amendments to the conditions listed above and shall only be read in the context of the substantive permission granted on planning reference 2014/7651/P dated 31/03/2015 and is bound by all the conditions attached to that permission.

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



David Joyce  
Director of Regeneration and Planning

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