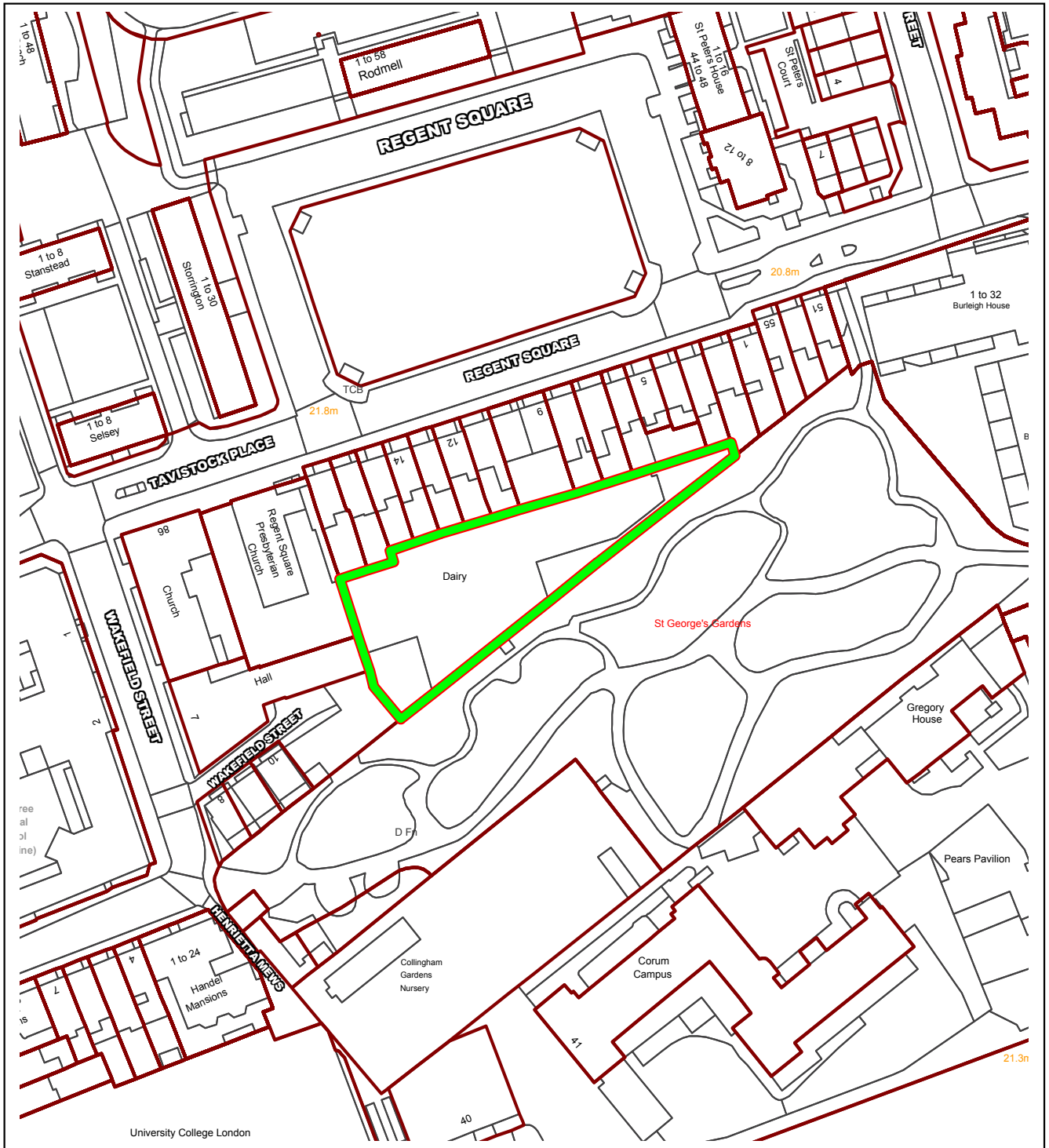


2017/7065/P – The Old Dairy, 7 Wakefield St





1. Site looking north ^



2. Site looking west ^

Delegated Report		Analysis sheet	Expiry Date:	21/02/2018
(Members Briefing)		N/A / attached	Consultation Expiry Date:	08/02/2018
Officer			Application Number(s)	
Kristina Smith			2017/7065/P	
Application Address			Drawing Numbers	
7 Wakefield Street London WC1N 1PG			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Variation of conditions 2 (approved drawings), 12 (noise level compliance) and 26 & 27 (Building Regulations compliance) and removal of condition 13 (details of plant installation) attached to planning permission ref. 2017/2950/P dated 2/10/17 (an amendment to 2011/6032/P dated 14/03/2012) for redevelopment of site following demolition of existing warehouse to provide a mixed residential/commercial development of 13 dwelling houses (Use Class C3), 1,981sqm of residential floorspace (GEA), and 1,258 sqm (GEA) of Class B1 floorspace, including cycle and refuse stores in communal yard and associated plant, namely alterations to cladding, minor adjustments to building lines, installation of plant equipment and other minor design amendments.				
Recommendation(s):		Grant conditional permission subject to a deed of variation of S106		
Application Type:		Variation or Removal of Condition(s)		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	04	No. of objections	04
Summary of consultation responses: <i>Officer response in italics</i>	<p><u>Objections have been received from 8 Regent Square; 8, 9 and 10 Wakefield Street objected on the following grounds:</u></p> <ul style="list-style-type: none"> • Installation of major plant equipment will impair enjoyment of home and adjacent St George’s garden • Our (the resident’s) independent noise report has found a number of faults and omissions and does not accurately reflect the expected noise and vibrational levels <p><i>Officer response: please refer to ‘Amenity’ section of report</i></p> <ul style="list-style-type: none"> • Levels of noise and dust resulting from work on site over a far longer duration than initially lead to believe <p><i>Officer response: The application has an associated Construction Management Plan that seeks to mitigate the construction impact on neighbouring properties</i></p> <ul style="list-style-type: none"> • Problem with website means cannot view documents • Would like to know what conditions to vary relate to, and view North elevation drawing <p><i>Officer response:</i></p> <ul style="list-style-type: none"> • <i>Officers are not aware there have been any IT issues that would restrict the availability of documents</i> • <i>The conditions to be varied relate to conditions applied to permission ref. 2017/2950/P of which the decision notice is available to view online. The planning statement also provides a comprehensive overview of what the conditions relate to.</i> 			
Local groups comments:	<p><u>Friends of St George’s Gardens objected on the following grounds:</u></p> <ul style="list-style-type: none"> • Unreasonable to position additional major plant and equipment so close to houses. Alternative location / acoustic insulation should be sought. <p><i>Officer response: Please refer to ‘Amenity’ section of report</i></p> <p><u>The Marchmont Association have objected on the following grounds:</u></p> <ul style="list-style-type: none"> • Concerned about positioning of plant so close to existing residential property • Relocation rather than sound attenuation is the only way to minimise risk <p><i>Officer response: Please refer to ‘Amenity’ section of report</i></p> <p><u>No response received from Bloomsbury CAAC</u></p>			

Site Description

The site is 0.2 ha in size and of a long triangular shape, with an entrance from a narrow mews access way off Wakefield Street adjoining no.7. The site contains a vacant warehouse, comprising a linked row of 3 double-pitched roofed and 1 flat-roofed elements, covering almost the whole site; it has a yard and car parking at the front and a small yard at the rear. Part of the access way, which is technically public highway but currently blocked off by unauthorised entrance gates, bounds the northern side of the western spur of the site. The site, along with the separately owned frontage site to the west, was previously used as a dairy depot until about 5 years ago and has a lawful use as Class B8.

The site is bounded by the rear gardens of no's 1-17 Regents Square to the north and St Georges Gardens to the south. To the northwest and west of the site are the Regent Square URC church and Buddhist centre respectively. To the west between the application site and Wakefield Street itself was a small vacant site (previously part of the depot) but has now been redeveloped for 3 new houses following a recent permission.

The Regent Square properties are 5 storey Grade 2 listed buildings all facing due south with views from upper floors to the Gardens. St Georges Gardens is a Grade 2* registered park of special interest and has numerous listed structures and memorials within it. The boundary wall between the Gardens and application site is also Grade 2* listed. The site lies within the Bloomsbury Conservation Area.

Relevant History

Original Permission

2011/6032/P - Redevelopment of site to provide a mixed residential/commercial development in 2 blocks, comprising: 1102 sqm business space (Class B1) in 2x basement and 2 storey units at western end of site; 5 dwellinghouses (Class C3) in 5x basement and 2 storey units at eastern end of site, comprising of 1x 2-bedroom house with garden and 4x 3bedroomhouses with roof terraces; plus associated landscaping, courtyard servicing and vehicular access from Wakefield Street, and retention of existing northern boundary wall and gable end walls of warehouse adjoining Regent Square. **Granted subject to S106 14/03/12**

Also associated CAC ref. 2011/6033/C for demolition of warehouse and LBC ref. 2011/6035/L for works to listed wall.

Nb - Works started on site in March 2015 to implement the permission and consents.

Subsequent s.73 applications

2017/2950/P - Variation of condition 25 (development in accordance with approved plans) of planning permission 2011/6032/P dated 14/03/2012 (as further amended by permission ref 2015/0825/P dated 19/10/2015) for redevelopment of site to provide a mixed residential/ commercial development in 2 blocks, namely to allow conversion of 5 originally approved houses to 13 new flats (Class C3) and associated minor external alterations; reconfigured roof terraces; enlarged cycle and refuse stores in communal yard; and provision of an additional 26 sqm (GIA) of Class B1 business floorspace. **Granted Subject to a Section 106 Legal Agreement 02/10/2017**

2015/0825/P - Variation of condition 25 (requiring development to be carried out in accordance with approved plans) attached to planning permission reference 2011/6032/P dated 14/03/12 (for redevelopment of site to provide a mixed residential/commercial development in 2 blocks, comprising Class B1 business space in two basement and 2 storey units at western end of site; five Class C3

dwellinghouses in basement and 2 storey units at eastern end of site; plus associated landscaping, courtyard servicing and vehicular access from Wakefield Street, and retention of existing northern boundary wall and gable end walls of warehouse adjoining Regent Square), namely to allow (as a Minor Material Amendment) change of use from 3 approved houses in centre of site to 8 new flats plus additional windows on rear and front facades, 3 reconfigured roof terraces, and associated enlarged cycle and refuse stores in communal yard. **Granted subject to Deed of Variation of S106 19/10/2015**

Previous applications on site

2011/0339/P - Redevelopment of site following demolition of existing warehouse to provide a mixed residential/commercial development, comprising: 1279 sqm Class B1 office space at basement and ground floors; 1542 sqm Class C3 residential space, arranged as 3 blocks above the commercial space at 1st and 2nd floors plus roof terraces (comprising 3x 2 bed and 2x 3 bed flats), a 2 storey 3 bed house at the eastern end and a separate 2 storey plus basement block of 2 x 2 bed houses (with roof terraces) at the western end; plus associated plant rooms, relocated substation, landscaping and courtyard servicing and vehicular access from Wakefield Street. **Refused 05/07/11**

The reasons for refusal were, to summarise: the scale, bulk and massing of the proposed development and its response to the setting, character and distinctiveness of the adjacent Gr II* listed St Georges Gardens; the design and size of windows and impact on actual and perceived overlooking of St Georges Gardens; and the absence of a legal agreement seeking various contributions, car-free housing, energy strategy, a CMP, a local labour and procurement agreement.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

The Camden Local Plan was adopted on 3rd July 2017. The relevant policies to the application are:

G1 Delivery and location of growth
H6 Housing choice and mix
A1 Managing the impact of development
A4 Noise and Vibration
D1 Design
D2 Heritage
CC1 Climate change mitigation
T4 Sustainable movement of goods and materials
DM1 Delivery and monitoring

Camden Planning Guidance 2018

CPG - Amenity
CPG - Housing (interim)

Camden Planning Guidance 2011/2015

CPG1 - Design
CPG3 - Sustainability
CPG7 - Transport
CPG8 – Planning Obligations

Bloomsbury Conservation Area Appraisal and Management Strategy 2011 (CAAMS)

Assessment

1. Proposal

1.1. The proposal is an amendment to the approved 2012 scheme (subsequently amended under planning application reference 2017/2950/P).

1.2. The proposed changes are as follows:

- Variation of conditions 2 (approved drawings) – alterations to detailed design are proposed which are discussed fully in section 3
- Variation of condition 12 (noise level compliance) - under the new Camden Local Plan 2017, the accepted noise levels have changed
- Removal of condition 13 (details of plant installation) – full details of the proposed plant have been provided so this condition is no longer required
- Removal of conditions 26 & 27 (Building Regulations compliance) – these conditions were added under a previous amendment ref. 2017/2950/P but cannot be achieved without a significant redesign of the whole scheme. The two conditions are to be replaced with a bespoke compliance condition that relates to two Accessibility schedules. Please refer to section 5.

2. Assessment

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

- Design and Heritage
- Amenity
- Accessibility
- Sustainability

3. Design and Heritage

3.1. Policy D1 and D2 seek to secure high quality design in development. Of particular relevance to this application is the need to preserve or enhance the historic environment and heritage assets and details and materials that are of high quality and complement the local character.

3.2. The site is located within the Bloomsbury Conservation Area and is also adjacent to several Grade II* listed structures, including the southern boundary wall to St George's Gardens and residential properties of Nos. 1-17 Regent Square to the north. Accordingly, the Council has a statutory duty to preserve or enhance the character or appearance of the Conservation Area and protect the special architectural interest of the listed building and its setting, under s.66 and s.72 (respectively) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed amendments are as follows:

- *Amendments to spacing of roof gables of the main building*

3.3. It is proposed to regularise the spaces between the roof gables on the front elevation of the residential units so the spaces between are equal rather than irregular. The reasons cited are to achieve a more rational design, overcome technical construction challenges and improve internal space. The proposed alteration is not considered to harm the character of the new building and is

therefore considered acceptable.

- *Amendment to façade cladding design and details on elevations and roof*

3.4. In terms of the façade, it is proposed to change the specification of the cladding material of the north, east and south facades of the residential units and the north and east facades of Commercial Block 1 from TECU brass sheeting to VM-Zinc sheeting in Pigmento Brown. The proposed finish will be a colour match to Pigmento Brown façade cladding. The changes to the materials are acceptable subject to the detailed design, finish and samples all of which will be secured via condition.

3.5. It is proposed to change the materiality of the roof from standing seam copper-alloy with a painted metal standing seam roof, in a colour to match the Pigmento Brown zinc proposed for the external wall cladding. Given the limited visibility of the roof, and the fact there will only be a subtle difference in appearance in these views, this is considered to be an acceptable change.

3.6. Overall, officers considered the change the alteration to the materials will appear only subtly different from what was approved and is considered to be acceptable.

- *Extension of ground floor accommodation of House 05 to North-East of site, adjacent to neighbouring cottage.*

3.7. Since the previous application, it has been established that an existing historic means of escape through the neighbouring site is no longer required. A minor extension of the building at ground floor level is proposed to the north-east corner of the site increasing the residential floorspace by approx. 9.5sqm which would rationalise the ground floor plan. The proposed alteration would not be visible from the public realm.

- *Addition of ventilation and cooling plant to the office buildings (located within light wells adjacent to the commercial buildings) and addition of subterranean plant room*

The plant would be located within lightwells and therefore would not be a prominent addition. The amenity considerations of the plant installation are discussed in paras 4.1 – 4.6.

- *All other proposed amendments*

3.8. The proposed alterations referred to below are considered to be minor amendments that have arisen through the detailed design specification process of the development and do not have material implications for the character and appearance of the building:

- *Omission of the external louvres to residential windows at ground floor level*
- *Change to wall finishes in front and rear light wells*
- *Minor revisions to glazing configuration, including small reductions in glazed areas.*
- *Reduction in the number and sizes of rooflights.*
- *Omission of 2 no roof terraces above commercial units and small reduction in area of roof terraces to residential units*
- *Addition of rainwater pipes and ventilation openings (grilles) on the North elevation of the main block facing Regent Square and ventilation openings (grilles) on the South elevation of the main block facing St. George's Garden*
- *Adjustment to alignment of South façade by 0.3m at maximum point in order to rationalise plan*
- *Increase height of first floor overhang on north façade of Commercial Area 1 by 0.34m to better align with neighbouring building*

- *Adjustment to roof angles of Commercial Area 1 to attain more comfortable internal headroom*
- *Reduction in basement size by 8.3 sqm of Commercial Building No.1*

3.9. Officers have reviewed all proposed alterations against the original permission and consider the proposed amendments satisfactorily preserve the quality and design of the original scheme and would preserve the character and appearance of the wider Conservation Area.

4. Amenity

Noise

- 4.1. Policy A4 seeks to ensure that noise and vibration is controlled and managed and states that the Council will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity.
- 4.2. The nearest noise sensitive receivers are expected to be residential premises on Regent Square, to the north, and on Wakefield Street, to the south at a distance away from the nearest plant installation of approximately 11.5m and 2m (behind brick wall) respectively.
- 4.3. An environmental noise survey was submitted with the application to determine noise emission criteria for the proposed mechanical plant operation. Initially the report revealed that the proposed installation would not be compliant with the Council's policy and furthermore, a local resident's independent assessment found there to be issues with the proposed noise levels and mitigation measures. As a result, a revised assessment was submitted and the mitigation measures were reconsidered. The Council's Environmental Health Officer has reviewed all submitted information and is now satisfied with the proposal.
- 4.4. The proposed criteria ensures that the noise from the proposed plant is 10 decibels lower than the lowest measured value over the operational period of the units. This will ensure that there are no impacts at the nearest sensitive receptors and will protect the sensitive receptors from cumulative. To achieve the proposed criterion of background (L90) minus 10dB, additional mitigation measures are required and full details will be secured via a condition.
- 4.5. All proposed plant equipment will have associated mitigation measures and equipment, including attenuators, solid enclosures and absorbers. The equipment will be orientated away from the nearest residential receptors.
- 4.6. To ensure that mitigation measures are adequate and that the cumulative levels comply with the proposed noise criteria, three conditions will be attached to the consent, requiring:
- Detailed layout drawings indicating plant/enclosure locations, and atmosphere-side AHU ducting and attenuator layouts are submitted for approval; and
 - A compliance test is undertaken to ensure that noise levels comply with the proposed criteria.

Daylight and Sunlight

- 4.7. An updated Daylight and Sunlight Study has been submitted with the application which demonstrates that all surrounding residential properties are still expected to receive levels of daylight and sunlight compliant with BRE Guidance.

Overlooking

- 4.8. The position and proportions of some of the window openings are proposed; however, these are

considered to be minor and will not have increase opportunities for overlooking.

4.9. The roof terraces to the commercial units will be removed reducing the perceived overlooking of St George's gardens and the residential properties of Regents Square.

5. Accessibility

Removal of Conditions 26 and 27

5.1. The previous s.73 application (ref. 2017/2950/P) stated that all units would be designed to meet Building Regulation M4(2) or M4(3) in accordance with policy H6 given these regulations replaced the withdrawn Lifetime Homes Standards. Accordingly, Conditions 26 and 27 were attached as follows:

Condition 26

"Units A-C, F-K, House 1, and House 2, as indicated on the drawings hereby approved, shall be designed and constructed in accordance with Building Regulations Part M4 (2). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation."

Condition 27

"Units D + E, as indicated on the drawings hereby approved, shall be designed and constructed in accordance with Building Regulations Part M4 (3) Wheelchair Accessible Homes. Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation."

5.2. In order to comply with Condition 26; however, four additional lifts would be required to achieve level access to the first floor units which would involve a significant redesign of the consented scheme, which is not considered to be feasible. Therefore, the applicant has submitted two accessibility schedules that outline how M4(2) and M4(3) will be achieved as far as possible which will form the basis of a bespoke compliance condition.

5.3. The majority of M4(2) and M4(3) criteria for all the units will be achieved. Officers are satisfied that the level of accessibility proposed is acceptable given the design constraints. Overall, the proposal would provide a better level of accessibility than the Lifetime Homes standard.

6. Sustainability

6.1. A sustainability plan and energy plan was secured via a section 106 legal agreement relating to the original scheme. The following alterations shall therefore be addressed by a deed of variation to the legal agreement.

Energy

6.2. The proposal involves a change to the heating system, specifically, the use of electric air source heat pumps to serve the commercial unit and gas-absorption air source heat pumps to serve the residential dwellings, in lieu of a ground source heat pump system which was proposed under the approved Energy Strategy (2011). It is also proposed to introduce mechanical ventilation.

6.3. The proposed changes have been assessed against the sustainability targets as set out in the previously approved Sustainability Statement, which was secured as a Planning Obligation under application ref. 2011/6032/P. This refers to requirements as described in the London Plan 2011 and Policy DP22 (Promoting Sustainable Design and Construction documentation) of the LDF.

CO2 Reduction Target

- 6.4. Despite the additional circa 2.1 tonnes CO2 per annum emissions as a result of the replacement of ground source heat pumps (GSHP) by gas absorption heat pumps (GAHP), the submitted Energy Statement addendum (Rev C) shows 28% CO2 reduction versus 2010 Building Regs.
- 6.5. The commercial element shows an overall CO2 reduction of 27% whilst the residential units show a 20% reduction. It is noted that that the legacy reduction requirement is 19% reduction versus 2013 Building Regs maximum emissions, therefore this scheme is compliant with policy.

Renewable Energy Reduction Targets

- 6.6. The Council expects developments to achieve a reduction in carbon dioxide emissions of 20% from on-site renewable energy generation unless it can be demonstrated that such provision is not feasible.
- 6.7. It is noted that as originally consented, the scheme delivered 13% of its CO2 emissions reduction target from renewable sources, in lieu of the 20% target as required by Policy CS13 (Renewable Energy) of the Core Strategy (now replaced by Policy CC1). Officers have reviewed the proposals and find that, although the reduction target of CO2 emissions from renewable sources falls slightly short of the 20% target at the time of approval (CPG3 Sustainability- 2011), the proposed 19% is nonetheless a welcomed improvement on the 13% which was approved under 2011/6032/P.
- 6.8. Options to include Photovoltaic panels to make up the 1% have been explored but, due to site constraints including orientation of the buildings, shade from the nearby trees, and potential difficulties in incorporating the panels into the architecture, it is not thought to be possible. Officers accept this argument and are willing to be flexible in this instance, especially as the offer demonstrates an improvement on the original approval.

Air Quality

- 6.9. An Air Quality Assessment (AQA) was not originally requested for the original application or any subsequent s.73 application. Furthermore, the scheme has been implemented and construction is underway. Officers therefore consider that it would be unreasonable to request an AQA now purely due to the change in heat source. Instead, a condition will be added to any permission that requires full details of the mechanical ventilation system prior to occupation which should include any necessary mitigation measures.

7. Other considerations

Alterations to basement excavation

- 7.1. It is proposed to adjust the alignment of the north facing basement wall of Commercial Unit 1 (Block 1) in order to ensure that structural piles remain within the site boundary. This would result in a decrease in commercial floorspace of 8.3 sqm at lower ground floor level.
- 7.2. No changes are proposed to the construction methodology; however, an Addendum to the Basement Design Statement concludes that the revised basement methodology does not further affect any issues relating to ground water, hydrology or land stability.

8.0 Recommendation

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

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 16th April, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Indigo Planning
Aldermay House
15 Queen Street
London
EC4N 1TX

Application Ref: **2017/7065/P**

13 April 2018

Dear Sir/Madam

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

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**The Old Dairy
7 Wakefield Street
London WC1N 1PG**

Proposal:

DECISION
Variation of conditions 2 (approved drawings), 12 (noise level compliance) and 26 & 27 (Building Regulations compliance) and removal of condition 13 (details of plant installation) attached to planning permission ref. 2017/2950/P dated 2/10/17 (an amendment to 2011/6032/P dated 14/03/2012) for redevelopment of site following demolition of existing warehouse to provide a mixed residential/commercial development of 13 dwelling houses (Use Class C3), 1,981sqm of residential floorspace (GEA), and 1,258 sqm (GEA) of Class B1 floorspace, including cycle and refuse stores in communal yard and associated plant, namely alterations to cladding, minor adjustments to building lines, installation of plant equipment and other minor design amendments.

Drawing Nos:

Superseded: 1250-11-002-PA02; 1250-11-003-PA02; 1250-11-004-PA02; 1250-11-005-PA02; 1250-12-001-PA02; 1250-12-002-PA02; 1250-12-003-PA01; 1250-12-004-PA01; 1250-13-001-PA02; 1250-13-002-PA02; 1250-13-003-PA02; 1250-13-004-PA02; 1250-13-006-PA02

Revised: 1250-11-002-PA02 (Rev B); 1250-11-003-PA02 (Rev B); 1250-11-004-PA02 (Rev B); 1250-11-005-PA02 (Rev B); 1250-12-001-PA02 (Rev B); 1250-12-002-PA02 (Rev B); 1250-12-003-PA02 (Rev B); 1250-12-004-PA02 (Rev B); 1250-13-001-PA02 (Rev B); 1250-13-002-PA02 (Rev B); 1250-13-003-PA02 (Rev B); 1250-13-004-PA02 (Rev B); 1250-13-006-PA02 (Rev B);

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

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

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2011/6032/P dated 14/03/2012.

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

DECISION

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 22840003/1; 1250-10-02; 1250-10-03, 1250-10-04; 1250-10-05; 1250-10-006; 1250-11-002-PA02 (Rev B); 1250-11-003-PA02 (Rev B); 1250-11-004-PA02 (Rev B); 1250-11-005-PA02 (Rev B); 1250-12-001-PA02 (Rev B); 1250-12-002-PA02 (Rev B); 1250-12-003-PA02(Rev B); 1250-12-004-PA02(Rev B); 1250-13-001-PA02 (Rev B); 1250-13-002-PA02 (Rev B); 1250-13-003-PA02 (Rev B); 1250-13-004-PA02 (Rev B); 1250-13-006-PA02 (Rev B); Planning, Design and Access Statement dated November 2011, plus Appendix of photoviews; Planning Statement dated May 2017; Design and Access Statement Addendum dated May 2017; Transport Statement dated May 2017; Sunlight and Daylight Report dated November 2011; Internal Daylight Assessment by XCO2 Energy dated February 2015; Daylight and Sunlight Assessment (May 2017); Environmental Noise Survey & PPG24 Assessment report dated November 2011; Contamination Desktop Study dated November 2011; Arboricultural Report dated November 2011; Archaeological Desktop Assessment dated November 2011; Sustainability Strategy dated November 2011; Energy Strategy dated November 2011; Energy Statement (Addendum) dated May 2017; Heritage Assessment dated November 2009; Basement Design Statement dated November 2011; Addendum to Basement Design Statement and Report on the Structural Implications of the proposed development on St George's Garden Boundary Wall dated May 2017; Draft Construction Management Plan dated September 2017; Affordable Housing Statement dated January 2012; The Old Dairy Planning Statement prepared by Indigo Planning (dated December 2017); Energy Statement prepared by Michael Popper - Rev D (dated 15th December); Letter from Venta Acoustics to Goldenstone Development (dated 16 March 2018) re: Response to Clarke Saunders Review; Plant Noise Impact Assessment prepared by Venta Acoustics (dated 15 March 2018); Design and Access Statement Addendum dated December 2017; Daylight and Sunlight Assessment – Rev C prepared by Michael Popper (dated December 2017); Addendum to Basement Design Statement and Report on the Structural Implications of the Proposed Development on St George's Garden Boundary Wall prepared by mnp (Issue 3.2 dated 01.12.17); Part M(4)2 Accessibility Schedule prepared by Stanhope Gate Architecture (dated 28.03.18); Part M(4)3 Accessibility Schedule prepared by Stanhope Gate Architecture (dated 28.03.18)

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the doors, windows, screens, balustrades, staircase hatches, facade metal cladding and other architectural features, at a scale of 1:20, and details of samples of all facing materials to be used on the buildings shall be submitted to and approved in writing by the local planning authority before any work is commenced on the relevant part of the development.

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

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

- 4 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 2017.

- 5 A sample panel of the facing brickwork to be used on all elevations of the entrance Block 1, demonstrating the proposed colour, texture, face-bond and pointing, shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

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 2017.

- 6 Prior to commencement of the relevant part, full details of hard and soft landscaping and means of enclosure of all open areas (including the proposed house patios and roof terraces), including details of the proposed private footway on the northern side of Block 1, shall be submitted to and approved by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

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

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 8 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 to the satisfaction of the Council and such construction work shall follow guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction".

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

- 9 1.7 metre high privacy screens, details of which shall have been submitted to and approved by the Council, shall be erected on the northern sides facing Regent Square of all the inset roof terraces prior to commencement of their use and shall be permanently retained and maintained thereafter.

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

- 10 The structural method statement, showing the method of securing the protection during construction works and permanent retention thereafter of the northern boundary walls and gable ends of the existing warehouse adjoining Regent Square, shall be implemented in accordance with the details most recently approved under application 2017/3594/P dated 14/08/2017. No works of demolition shall be carried out other than in accordance with the approved method statement.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to safeguard the amenities of adjoining premises, in accordance with the requirements of policies A1, D1 and D2 of the Camden Local Plan 2017.

- 11 No music shall be played on the Class B1 premises in such a way as to be audible within any adjoining premises.

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

- 12 Prior to commencement of the relevant part, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CC5 of the Camden Local Plan 2017.

- 13 The ground investigation for the presence of soil and groundwater contamination and landfill gas shall be carried out in accordance with the details as approved under application 2014/7816/P dated 13/03/2015.

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 A1 of the Camden Local Plan 2017.

- 14 The ground investigation for the presence of soil and groundwater contamination and landfill gas shall be carried out in accordance with the details as approved under application 2014/7816/P dated 13/03/2015.

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 A1 of the Camden Local Plan 2017.

- 15 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the site.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy A1, T3 and T4 of the Camden Local Plan 2017.

- 16 Before the development is occupied, the servicing and manoeuvring area within the site shall be clearly marked out in an appropriate surface treatment stating "No Parking". Thereafter, at no time shall any goods, vehicles, plant equipment or other obstruction be left in this area and the markings shall be permanently maintained and retained unless prior written consent is given by the Council.

Reason: In order to satisfactorily provide for the turning of vehicles within the site and in the interests of highways and pedestrian safety in accordance with policies A1, T3 and T4 of the Camden Local Plan 2017.

- 17 Prior to commencement of the relevant part, notwithstanding the details shown on the drawings hereby approved, details of the proposed cycle storage area for 40 cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained.

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

- 18 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out to the dwellinghouses without the grant of planning permission having first been obtained from the Council.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies A1, D1 and D2 of the Camden Local Plan 2017.

- 19 The programme of archaeological investigation shall be implemented in accordance with the details as most recently approved under application 2017/0669/P dated 17/03/2017. The development shall only take place in accordance with the detailed scheme approved with this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Council.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policies D1, D2 and C6 of the Camden Local Plan 2017.

- 20 Prior to first occupation of the development, a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained and maintained, unless prior written permission is given by the local planning authority.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy A3 of the Camden Local Plan 2017.

- 21 Full details in respect of all proposed green and brown roofs shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3 and CC3 of the Camden Local Plan 2017.

- 22 Details of security measures to be used on the site to achieve 'Secured by Design' status, such as CCTV cameras, lighting, entrance gates, fencing etc, shall be submitted to and approved by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to ensure the scheme incorporates appropriate community safety measures, in accordance with the requirements of policies D1 and C5 of the Camden Local Plan 2017.

- 23 No works should be carried out to the trees in St Georges Gardens without agreement with the Council's Arboricultural Services section regarding the nominated tree surgeon, scheduling and payment if necessary.

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

- 24 The development hereby permitted shall be carried out in accordance with document, 'Part M4 (2) Accessibility Schedule (dated 28.03.18)' which demonstrate how the wheelchair adaptable units will achieve compliance with Building Regulations Part M4(2) as far as is feasible.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time and to ensure that the wheelchair units would be capable of providing adequate amenity in accordance with policy H6 of the Camden Local Plan 2017.

- 25 The development hereby permitted shall be carried out in accordance with document, 'Part M4 (3) Accessibility Schedule (dated 28.03.18)' which demonstrate how the wheelchair adapted units (D+E) will achieve compliance with Building Regulations M4 (3) as far as is feasible.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time and to ensure that the wheelchair units would be capable of providing adequate amenity in accordance with policy H6 of the Camden Local Plan 2017.

- 26 Prior to the first use of the proposed plant items associated with the development, detailed layout drawings indicating plant/enclosure locations, and atmosphere-side AHU ducting and attenuator layouts shall submitted for approval.

Reason: To ensure that the amenity of occupiers of the development site / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

- 27 The cumulative sound level from external building services and fixed plant shall be 10dB or more below the lowest background sound level (15dB if tonal components are present) at the nearest residential receptor at any time. The plant and equipment shall be installed and constructed to ensure compliance with the above requirements.

Reason: To ensure that the amenity of occupiers of the development site / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 This site is within an area of archaeological significance/archaeological potential where development is likely to result in the destruction of ancient remains. Your attention is drawn to the British Archaeologists and Developers Liaison Group Code of Practice agreed by the British Property Federation and the Standing Conference of Archaeological Unit Managers. The Council recognises and endorses this Code and will expect the developer and approved archaeological organisations to abide by its provisions.
- 4 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 5 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 6 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.
- 7 You are advised that Thames Water requests that the developer incorporates suitable measures to deal with surface water drainage and sewage during storm conditions. You should contact Thames Water Developer Services on 0845-8502777 for more information.
- 8 You are advised that the Council will not necessarily look favourably on requests by future occupants of the houses hereby approved to prune or fell the adjoining trees in St Georges Gardens on account of possible complaints arising from shade or perceived loss of light from these trees.

- 9 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 10 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate

DECISION