

Address:	65-69 Holmes Road London NW5 3AN		5
Application Number(s):	2018/4877/P	Officer: Jonathan McClue	
Ward:	Kentish Town		
Date Received:	10/10/2018		
Proposal: The formation of a mezzanine floor (at basement level) to provide study rooms, administration, storage areas, kitchen and gym facilities within the student area of the building (partially retrospective)			
Background Papers, Supporting Documents and Drawing Numbers:			
Site Location Plan: 131050 A(SO)P001			
As Built Drawings: (A(GA)) 080; 085; 090; 100.			
Proposed Drawings: (131050 A(GA)) P080 Rev K; P085 Rev A; P300 Rev F; P300 Rev G; P301 Rev H; P302 Rev F; P302 Rev G; P303 Rev G and P304 Rev F.			
Supporting Documents: Covering letter dated 08/03/2019; D&A Statement dated February 2019 and Energy Statement BREEAM Strategy dated February 2020.			
RECOMMENDATION SUMMARY: Grant Conditional Planning Permission			
Applicant:		Agent:	
Mr Chi Tang c/o Agent		SM Planning 80-83 Long Lane London EC1A 9ET 80-83 Long Lane	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (GIA sqm)
Existing		<i>Sui Generis – Student accommodation (including ancillary areas)</i>	8,478m ²
		<i>B8 – Warehousing</i>	2,296m ²
		<i>A1 – Coffee shop</i>	43m ²
		TOTAL	10,817m²
Proposed		<i>Sui Generis – Student accommodation (including ancillary areas)</i>	9,398m ²

	<i>B8 Warehousing</i>	<i>2,296m²</i>
	<i>A1 – Coffee shop</i>	<i>43m²</i>
	TOTAL	<i>11,737m²</i>

OFFICERS' REPORT

Reason for Referral to Committee: Minor development involving the construction of upwards of 500m² of non-residential floorspace [clause 3(ii)].

EXECUTIVE SUMMARY

The site is located within Kentish Town on an 'L' shaped plot (formerly occupied by Magnet Kitchen Showroom and Warehouse). An extant permission originally approved under 2013/7130/P dated 06/03/2014 has been substantially completed for a seven storey building (plus two basement levels) with student accommodation, warehouse and café uses. Part of the development is occupied.

The proposals include the retention of a mezzanine floor (at basement level) to provide study rooms, administration, storage areas, kitchen and gym facilities (sui generis – ancillary student facilities) within the student area of the building.

Comments have been received from Thames Water, Met Police and Inkerman Area Resident Association. The comments have been noted and with regard to construction objections raised, these works have already been implemented as they related to internal works.

In land use terms the proposal includes additional ancillary space for students to socialise and study. No additional students would be accommodated and potential amenity issues are already covered in the Student Management Plan under the original consent. The other uses on-site are not affected by the works.

The works are all internal, resulting in no impact on the external appearance of the building, adjoining conservation area or on neighbouring amenity.

In conclusion, the proposed development accords with the Development Plan and other supporting policies.

1 BACKGROUND

1.1 The main development on the application site, which is substantially completed, was originally approved under 2013/7130/P dated 06/03/2014. This approval was an amended scheme following a number of refusals and appeals at the site: 2012/6548/P (refused then dismissed at appeal in 2013); 2010/6039/P (refused then appeal allowed in 2011) and 2009/3187/P (refused then appeal withdrawn). The approved scheme under 2013/7130/P is

effectively an amalgamation of the two decided appeal proposals (2012/6548/P and 2010/6039/P), combining the elements that were considered acceptable by the respective Inspectors. In summary, the approval under 2013/7130/P included the provision of student accommodation and warehouse (B8) floorspace in the same building and site layout as approved by 2010/6039/P, with an additional storey as considered acceptable in the appeal decision for 2012/6548/P.

- 1.2 The approved development under 2013/7130/P involved the demolition of the existing buildings and the erection of a building varying in height from 7 storeys to the Holmes Road and Cathcart Street frontages, with a single storey (above ground) link adjoining a 3 storey section at the rear part of the site. The approval was underlain by a 2 storey basement level (storey depth at the western end of the site). The approval provided 2,103sqm of warehouse (B8) floorspace at ground, lower basement and upper basement floor levels, along with a mix of student single, double and twin bedrooms, including cluster flats. The 'purpose built' student accommodation comprised 273 units, with 337 rooms and 439 bedspaces.

2 SITE

- 2.1 The application site comprises an 'L' shaped plot of land. It was formerly occupied by Magnet Kitchen Showroom and Warehouse with customer car parking and two vehicular access points. The approved development under 2013/7130/P (as amended under 2017/6786/P) has been substantially implemented for a seven storey building (plus two basement levels) with student accommodation, warehouse and café uses. Part of the development is occupied. A number of minor-material amendment applications have been approved (these are summarised in the relevant history section below).
- 2.2 The Kentish Town Regis Road Growth Area is to the north of the site and the Kentish Town - Town Centre is within walking distance. The site lies within the boundaries of the Kentish Town Neighbourhood Forum and is subject to the adopted Neighbourhood Plan.
- 2.3 The Inkerman Conservation Area lies adjacent to the site's western boundary, on the opposite side of Cathcart Street. The substantially completed building is visible from various parts of Conservation Area.

3 PROPOSAL

- 3.1 Planning permission is sought for the creation of a mezzanine floor (at basement level) to provide study rooms, administration, storage areas, kitchen and gym facilities (sui generis – ancillary student facilities) within the student area of the building. The proposals would be implemented into a substantially completed development, where the basement slab and outer shell of the building are near complete.
- 3.2 The implemented student lower basement level would remain as per the approved, along with the permitted warehouse levels. There would be an

overall gain of 920m² in ancillary student facilities and it would have an internal height between 2.4-2.54m.

- 3.3 No basement works are required as the proposal would be constructed within an already dug out basement. The proposed works are mostly completed making this application substantially completed.

Revisions

- 3.4 Amended plans were submitted on 22/12/2019 to increase the floor area over the original proposals by approximately 300m². The cycle parking details were clarified to ensure the numbers and standards are in accordance with the original permission. A revised Energy Statement was submitted.

4 RELEVANT HISTORY

- 4.1 The application site has a significant history including 3 refusals, 2 of which were appealed by way of Public Inquiry (one was allowed and one was dismissed), before the original permission was approved under 2013/7130/P dated 06/03/2014. Furthermore, a recent application for an additional storey to the main building (providing further student living accommodation) was refused under 2018/4871/P. The refusal was subsequently dismissed at appeal (ref: APP/X5210/W/19/3229042) for design/conservation, quality of living accommodation and neighbouring amenity reasons. A brief summary of the most relevant history is listed below in chronological order (by application type) below.

Full Planning Applications

- 4.2 **2008/4795/P (withdrawn):** Erection of a part six, part three storey building with two basement levels to provide student accommodation comprising 411 self-contained study rooms and ancillary facilities (Sui Generis), restaurant/cafe use (Class A3) at ground floor level, and part change of use of upper basement level of 55-57 Holmes Road for use as ancillary facilities (refuse store, common room) for the student accommodation. (Following the demolition of the existing warehouse building). *The application was withdrawn 27 January 2009.*

2009/3187/P (Refused, appeal withdrawn): Erection of a part six, part three storey building with three and two basement levels respectively to provide student accommodation comprising 358 self-contained study rooms with ancillary facilities (Sui Generis), storage and distribution use (Class B8) at lower basement and ground floor level and restaurant (Class A3) at ground floor level. (Following the demolition of the existing warehouse building). *The application was refused on 13 October 2009 for 26 reasons, including an excessive proportion of student accommodation and a loss of employment space. A Public Inquiry appeal was withdrawn by the Appellant on 9 February 2010.*

2010/6039/P (Refused, appeal allowed): Erection of a part six, part three storey building with two basement levels to provide student accommodation

comprising 268 student rooms housed within 245 units with ancillary facilities (Sui Generis), storage and distribution use (Class B8) at lower basement and ground floor level and coffee shop (Class A1) at ground floor level. *The application was refused on 4th February 2011 for 19 reasons including failure to deliver an appropriate mix of housing types, over-concentration of student housing (that would be harmful to the established mixed and inclusive community, and result in a loss of amenities to existing residents) and loss of employment floorspace.*

An appeal was submitted (ref: APP/X5210/A/09/2116161) and subsequently allowed on 1st December 2011. A unilateral undertaking (UU) was submitted during the appeal to satisfactorily address the majority of the reasons for refusal (9 to 19).

2012/6548/P (Refused, appeal dismissed): Erection of part seven, part three storey building with two basement levels to provide student accommodation comprising 313 student rooms housed within 278 units with ancillary facilities (sui generis), office use (Class B1) at lower basement and ground floor level. *The application was refused on 25 March 2015. The main reasons for refusal were based on the unacceptable loss of employment floorspace; the over-concentration of student accommodation; lack of external amenity space for students and due to the height, bulk, massing and design of the proposal there was considered to be an adverse impact on the character and appearance of the area and potential impacts on sunlight/daylight of neighbouring properties.*

An appeal was submitted (ref: APP/X5210/A/13/2197192) and subsequently dismissed on 4 October 2013. The appeal was dismissed due to the loss of employment space, the over-concentration of student accommodation and the lack of external amenity space for students.

2013/7130/P (Granted Subject to a Section 106 Legal Agreement): Erection of part seven, part three storey building above two basement levels to provide student accommodation comprising 273 units (337 rooms and 439 bed spaces) with ancillary facilities (sui generis), warehouse (Class B8) at basement and ground floor levels and a coffee shop (Class A1) at ground floor level following demolition of existing B8 buildings. *Planning permission was granted subject to a Section 106 Legal Agreement on 06/03/2014. The scheme was essentially an amalgamation of the acceptable elements (as deemed by the Planning Inspectorate) from the two appeal proposals ref: 2010/6039/P and 2012/6548/P.*

A number of planning obligations and conditions were included such as financial contributions, the restriction of occupation of student accommodation until the commercial element has been let and occupied, restricting occupation to student accommodation only and not permanent residential accommodation, the development must be linked to a Higher Education Funding Council for England (HEFCE) funded institution, a student management plan, travel plan, Construction Management Plan, Service Management Plan, car-free development, restrictions on use of external

amenity space, external noise level compliance and no increase in student bedspaces (i.e. capped at 439).

2018/4871/P (Refused, appeal dismissed): Erection of 7th floor extension to facilitate the creation of 42 student accommodation rooms (Sui Generis) to existing student accommodation. *The application was refused on 4 March 2019. The main reasons for refusal were based on the height, scale, massing and detailed design causing harm to the building and adjoining Conservation Area; poor internal ceiling height, room sizes and outlook leading to substandard living accommodation and a material loss of outlook and daylight to neighbouring occupiers.*

An appeal was submitted (ref: APP/X5210/W/19/3229042) and subsequently dismissed on 25 September 2019. The appeal was dismissed on all the substantial reasons for refusal.

Minor-Material Amendments (Section 73 applications)

- 4.3 **2015/5435/P (Granted Subject to a Section 106 Legal Agreement):** Variation of Condition 20 (approved plans) of planning permission 2013/7130/P was approved on 27/05/2016 with a Deed of Variation to the original legal agreement. The main changes included extension of the lower basement level to relocate part of the warehouse (B8) use from the mezzanine floor, internal reconfigurations, introduction of social space and study rooms on the mezzanine level, changes between double and twin rooms, lift overrun, new rooflights and lightwells.

2016/4664/P (Granted Subject to a Section 106 Legal Agreement): Variation of Condition 20 (approved plans) of planning permission 2013/7130/P was approved on 03/05/2017 with a Deed of Variation to the original legal agreement. The main changes included reconfiguration of the warehouse levels and ground floor to provide an enlarged social area for the student accommodation use; an additional row of windows on the Holmes Road elevation; additional rooflights into basement and changes to positioning of windows.

2017/6786/P (Granted Subject to a Section 106 Legal Agreement): Variation of Condition 20 (approved plans) of planning permission 2013/7130/P was approved on 27/07/2018 with a Deed of Variation to the original legal agreement. The main proposed changes include lowering the basement level by 950mm, internal changes, an increase to the volume and area of warehouse space and reduction of ancillary student space. This version of the consent has been implemented.

Approval of Details

- 4.4 **2016/5269/P (Granted):** Submission of details to discharge conditions 4 (contamination), 5 (landscaping), 6 (waste), 10 (CHP), 15 (access) and partial discharge of 16 (SuDs) of planning permission 2013/7130/P. The application was approved on 03/03/2017.

2016/5496/P (Granted): Submission of details to partially discharge condition 2 (materials and details) of planning permission 2013/7130/P. The application was approved on 30/12/2016.

2016/6245/P (Granted): Submission of details to discharge conditions 14 (details, calculations, method and design of groundworks) and 22 (appointment of engineer) of planning permission 2013/7130/P. The application was approved on 03/03/2017.

2017/6568/P (Refused): Submission of details to discharge condition 2 (details of the layout, sections, elevations of windows, door framing and roof plant equipment) of planning permission 2013/7130/P. The application was refused on 12/01/2018 as the proposed materials and details would not safeguard the character and appearance of the premises and the wider area as per the requirement of the planning condition.

Advertising Consent

- 4.5 **2019/1927/A (Granted):** Display of external non-illuminated mural on the side wall of hostel building facing Cathcart Street. The application was approved on 10/06/2019 and is in situ.

5 CONSULTATION SUMMARY

Statutory Consultees

5.1 Thames Water comments on 24/04/2019

Thames Water requested that the applicant should incorporate within their proposal, protection to the property by installing a positive pumped device (or equivalent reflecting technological advances) to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. They advised that if as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit. Thames Water recommend the installation of a properly maintained fat trap on all catering establishments. Guidance on development near public sewers was also given. They advised that with regard to - waste water network and waste water process infrastructure capacity and water network and water treatment infrastructure capacity - that they would not have any objection to the above planning application, based on the information provided.

Officer comment: *The above guidance is noted and has been forwarded to the applicant. These matters are not considered to be material planning considerations.*

5.2 Met Police, Design Out Crime Officer comments on 29/03/2019

'I have no objections to the proposal but would suggest that as there is multiple uses planned for this space as well as the entire building then there should be tight controls on the access and movement within the building for legitimate users. Issues can arise if multiple uses within the building 'cross over' and come into conflict with one another. Or in the case of the basement area access doors from the warehouse area to the study areas being uncontrolled.

It should be clearly established who is allowed to go where within the building and when with adequate access control systems present to prevent an intruder having a freedom of movement without being challenged or prevented from moving from one location to the other. Student halls of residents are targeted especially during the beginning of new terms as there will be large amounts of people present with high value computers, technology and pedal cycles. The new arrivals may not be aware of the potential risks associated with crime within the location and could be naïve to the risks of leaving property unattended... therefore the opportunity for a criminal to take advantage of this vulnerability is increased.'

Officer comments: *These measures have largely been implemented within the substantially completed development and form part of the Student Management Plan secured under the original scheme.*

Local Groups

5.3 Inkerman Area Residents Association comments on 03/04/2019

'This is yet another late application to vary an existing project which is already months beyond its target date.

We are concerned that if granted this would add a further lengthy period to the construction phase, which has already caused disruption to residents and traffic.'

Officer response: *The works are largely implemented and internal so are unlikely to lengthy the construction phase.*

5.4 Kentish Town Neighbourhood Forum comments on 08/04/2019

'We have no comments to make.'

Adjoining Occupiers

<i>Total number of responses received</i>	1
<i>Number in support</i>	0
<i>Number of objections</i>	1

5.5 Two site notices were put up (1 in front of the site on Holmes Road and the other on Cathcart Street) on 21/01/2020 and a press notice was published on

27/12/2019. One response was received from an adjoining occupier who did not give an address. This is quoted below:

'There has been construction taking place at this location for years and with this application it seems that there is no end in sight.

The construction companies have disturbed the local residents by doing things like playing the radio all day, ignoring the time restrictions on construction noise, and having noisy lorries running in the street while they wait for work to begin at 8 am. Cranes have been set up for work from 6 am. Last summer temperatures soared to the 30s but we could not open our windows due to the noise and noxious fumes. In addition, they continued noisy construction work on the 100th anniversary of Remembrance Sunday.

I would guess I have submitted dozens of noise complaints to the council with no response, but I guess that's a reflection of the council's failure to listen to local residents'.

Officer response: *The original permission is subject to a Construction Management Plan (CMP) that has been monitored by the Council. A case was opened in 2017 investigating potential breaches of the CMP but was closed due to compliance. Notwithstanding this, it should be noted that the works which form part of this application are internal and substantially complete.*

6 POLICIES

- 6.1 The revised National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied. It must be taken into account in preparing the Development Plan, and is a material consideration in planning decisions. The revised NPPF was published 24 July 2018 and updated on 19 February 2019, replacing the previous document published in March 2012.
- 6.2 The Camden Local Plan was adopted by the Council on 03/07/2017 and replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions. Other local documents which are of relevance include the Proposals Map, Kentish Town Neighbourhood Forum Neighbourhood Plan, the Inkerman Conservation Area Appraisal and Management Strategy and Camden Planning Guidance (CPG).
- 6.3 The London Plan 2016, along with the Mayor's Supplementary Planning Guidance (SPG), are also important considerations. It is noted that the Intention to Publish version of the London Plan was issued to the Secretary of State on 09/12/2019. The document is considered to have some weight until it is adopted.
- 6.4 In making any decisions as part of the planning process, account must be taken of all relevant statutory duties including section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 149 of the Equality Act

2010 is also relevant to the determination of the applications. It sets out the Public Sector Equality Duty, which states that a public authority must have due regard to eliminate discrimination, harassment and victimisation; advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

6.5 The relevant Camden Local Plan 2017 policies are listed below:

- Policy G1 (Delivery and location of growth)
- Policy C5 (Safety and security)
- Policy C6 (Access for all)
- Policy A1 (Managing the impact of development)
- Policy A3 (Biodiversity)
- Policy A4 (Noise and vibration)
- Policy D1 (Design)
- Policy D2 (Heritage)
- Policy CC1 (Climate change mitigation)
- Policy CC2 (Adapting to climate change)
- Policy CC3 (Water and flooding)
- Policy CC4 (Air quality)
- Policy CC5 (Waste)
- Policy T1 (Prioritising walking, cycling and public transport)
- Policy T2 (Parking and car-free development)
- Policy T3 (Transport infrastructure)
- Policy T4 (Sustainable movement of goods and materials)
- Policy DM1 (Delivery and monitoring)

6.6 Relevant supplementary planning guidance is listed below:

Camden Planning Guidance (CPG):

- Access for all
- Amenity
- Air Quality
- Basements
- Biodiversity
- Design
- Energy efficiency and adaptation
- Transport
- Water and flooding

6.7 **Other documents**

Inkerman Conservation Area Statement March 2003

Kentish Town Neighbourhood Forum Neighbourhood Plan - Adopted 19 September 2016

ASSESSMENT

The principal considerations material to the determination of this application are considered in the following sections of this report:

7	Land Use
8	Design, Character and Appearance, Conservation
9	Neighbouring Amenity
10	Transport and Access
11	Sustainable Design and Construction
12	Community Infrastructure Levy (CIL)
13	Conclusion
14	Legal Comments

7 Land Use

- 7.1 The approved scheme that has been implemented (2017/6786/P) provided 2,296m² of warehouse space. It also accommodated 1,601m² of student/social areas across the lower basement and ground floors. In line with the approved application, the approved warehouse area of 2296m² is maintained by appropriating areas that were originally associated with student use. The proposed student accommodation remains as per the approved scheme - to provide 273 units (439 bed spaces).
- 7.2 The proposals includes an additional 920m² of internal space within the basement for students to socialise and study. The floorspace would be provided through the insertion of a mezzanine floor. All of the works are internal. It would result in an improvement to the quality of living accommodation by giving the student occupiers an internal area to relax and socialise as well as quiet study areas outside of their bedrooms. These areas would be of benefit for the students with accommodation in the building only and would be accessed via secure entrances. The extra communal space would therefore not lead to additional students from outside of the accommodation. Furthermore, the extant planning permission has a legal obligation requiring a student management plan. Any issues relating to the use of the new communal area would be controlled by this agreement.
- 7.3 On the above basis, the development is considered acceptable in land use terms.

8 Design, Character and Appearance, Conservation

- 8.1 The proposed works are internal so would not impact on the external appearance of the building, surrounding area or adjoining Conservation Area. The overall building massing of the development is as per the approved scheme. An outer 'L' shaped building (Block 1), central garden zone and lower inner building (Block 2) reflect the approved design. The design of the main street elevation of Cathcart Street is as per the approved scheme. The elevation material treatment is as per the approved scheme - white render to

the external walls with metal screen panels to the top floor and curtain walling to the ground floor showroom.

9 Neighbouring Amenity

- 9.1 As discussed above, the approved building would not be increased in size, there would be no new windows and student numbers would not be altered. It is therefore considered that the proposed development would not result in an undue loss of sunlight, outlook, privacy, or that it would increase levels of noise and general disturbance over the approved scheme. The greater level of student space is internalised and would be managed through the Student Management Plan secured under the implemented permission.
- 9.2 It is considered that the proposed development would not result in a materially greater level of construction works and construction vehicle movements that would unduly harm the amenities of surrounding residents. The extant permission includes a Construction Management Plan (CMP) obligation which is secured by legal agreement. This document would ensure that the safety and amenity of neighbouring residents would not be significantly harmed.

10 Transport and Access

- 10.1 The works are substantially completed and internal, a CMP would not be deemed necessary in isolation and as noted above one is secured to the extant permission.
- 10.2 Cycle parking numbers, locations and types would be as per the extant permission. If demand ever exceeds availability, it is noted that a number of the internal spaces could be converted to provide for the surplus.

11 Sustainable Design and Construction

- 10.1 A revised Energy Statement and BREEAM strategy by Hodkinson dated February 2020 was submitted to support the proposals. The details were reviewed by the Council's Sustainability Officer. The thermal envelope is part of the existing consented scheme and has not been altered for this application but the proposals do include efficient building services and lighting which has resulted in a 9.9% reduction in carbon emissions at the Be Lean stage. Hot water is to be supplied by the existing CHP network and back up boilers with an estimated 6.3% reduction at the Be Clean stage. High efficiency heat pumps are proposed for heating and cooling but no savings are expected at the Be Green stage. Officers consider that solar PV and green wall/roofs contributing to a site wide reduction in carbon from renewables should be incorporated. A green roof could be combined with solar PV. Therefore a condition is recommended requiring a feasibility assessment for solar PV and green roofs/walls is recommended.
- 10.2 The submitted Energy Statement and BREEAM strategy states that the proposal would meet BREEAM 'Excellent' with minimum credit targets in

Energy (60%), Materials (40%) and Water (60%), as per the Section 106 under the extant permission. This would be secured by planning condition.

11 Community Infrastructure Levy (CIL)

11.1 The proposal would be liable for both the Mayor of London's CIL2 (MCIL2) and Camden's CIL due to the net increase in floorspace. Based on the MCIL2 and Camden's CIL charging schedules and the information given on the plans, the charges are likely to be £441,600. This is made up of the below:

- MCIL2 (920m² x £80) = £73,600
- Camden CIL (920m² x £400) = £368,000

11.2 An informative would be attached on any decision notice advising the applicant of these charges. The final charges would be decided by Camden's CIL team.

12 Conclusion

12.1 On the basis of the above assessment, the proposed development is considered to be in keeping with the approved development and with the NPPF, London Plan, the Camden Local Plan, Supplementary Planning Guidance and the general development policies of the Kentish Town Neighbourhood Forum Neighbourhood Plan.

13 Recommendation

13.1 It is recommended to grant conditional planning permission

14 Legal Comments

14.1 Members are referred to the note from the Legal Division at the start of the Agenda.

14.2 Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

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

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

Site Location Plan: 131050 A(SO)P001

As Built Drawings: (A(GA)) 080; 085; 090; 100.

Proposed Drawings: (131050 A(GA)) P080 Rev K; P085 Rev A; P300 Rev F; P300 Rev G; P301 Rev H; P302 Rev F; P302 Rev G; P303 Rev G and P304 Rev F.

Supporting Documents: Covering letter dated 08/03/2019; D&A Statement dated February 2019 and Energy Statement BREEAM Strategy dated February 2020.

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

- 3 The cycle storage areas shown on the approved drawings shall be provided in their entirety and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017 and table 6.3 of the London Plan 2016.

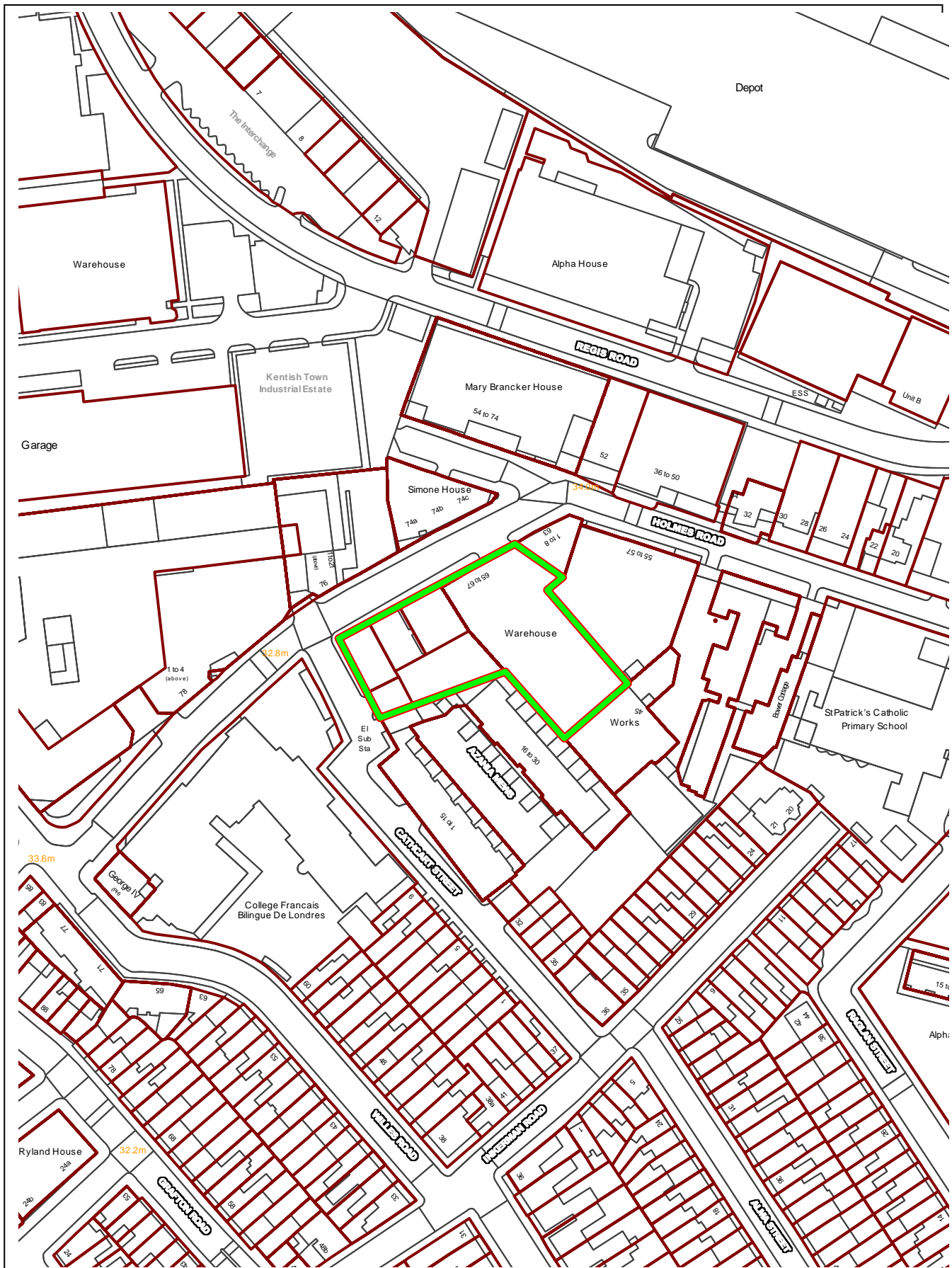
- 4 Within six months from the date of this permission, a feasibility study and detailed plans of photovoltaic cells (PVs), green roofs and walls shall be submitted to and approved by the Local Planning Authority in writing. For the PVs, the measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. For the green roofs/walls, the details shall include species, planting density, substrate and a section at scale 1:20 showing adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance . The PVs and green features 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 and reasonable measures to take account of biodiversity and the water environment in accordance with the requirements of Policy G1, CC1, CC2 and CC3 of the London Borough of 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 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.

- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.



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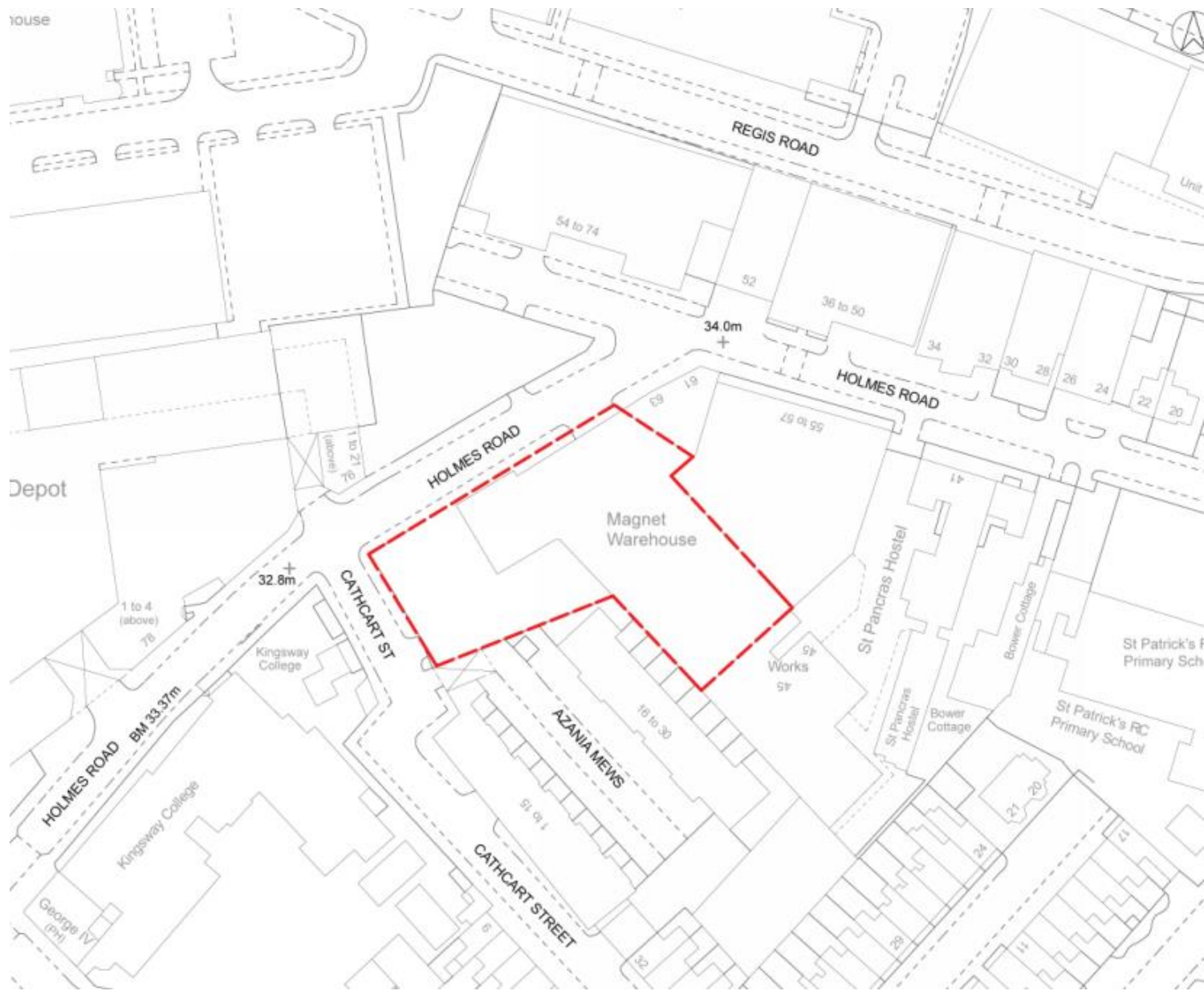
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London NW5 3AN**

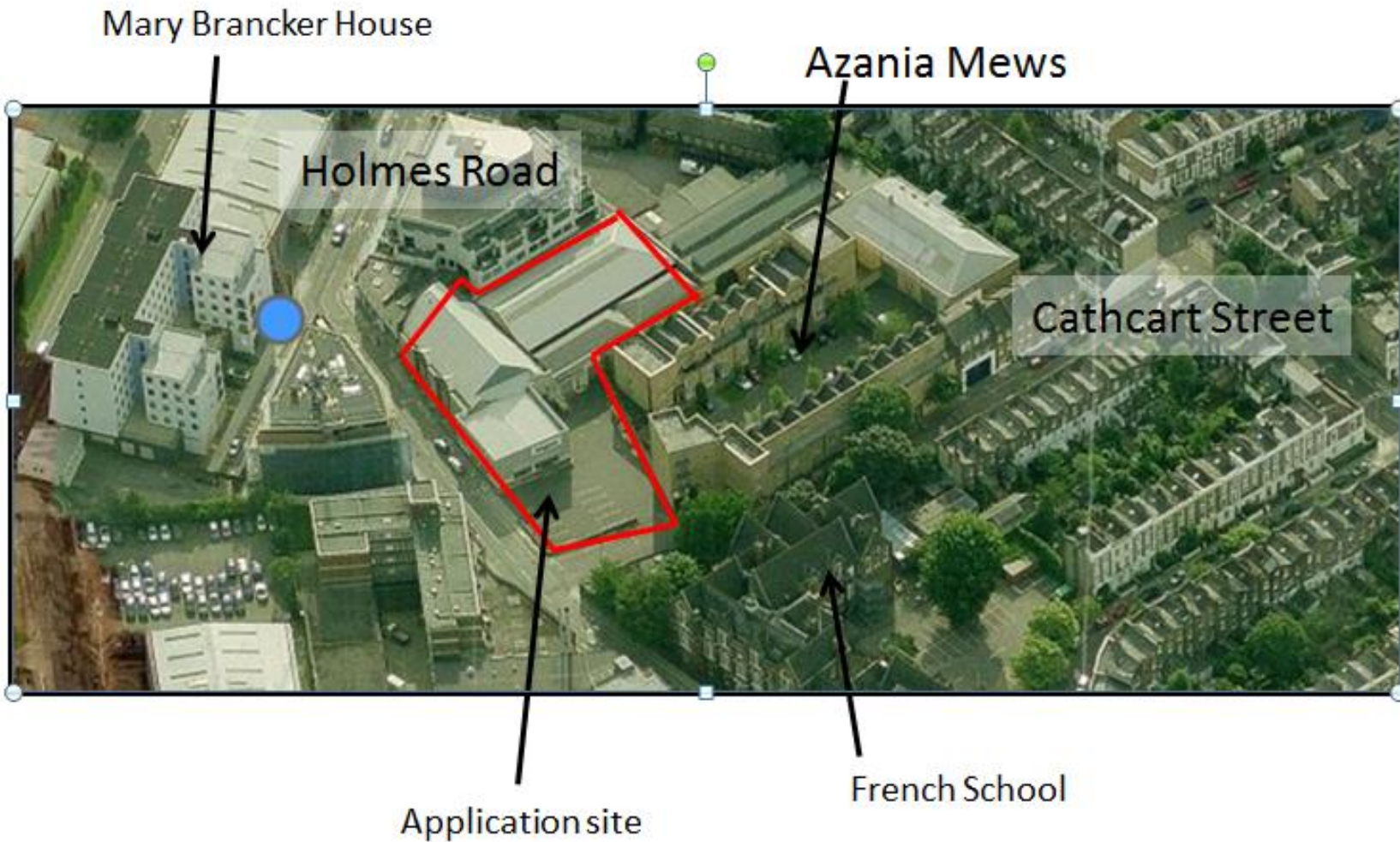
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Above - View from north end of Holmes Road looking to the South west.



Right - View from Holmes Road looking east towards Holmes Road and Cathcart Street.



Above left - Extant Cathcart Street Elevation



Below left - Extant Holmes Road Elevation

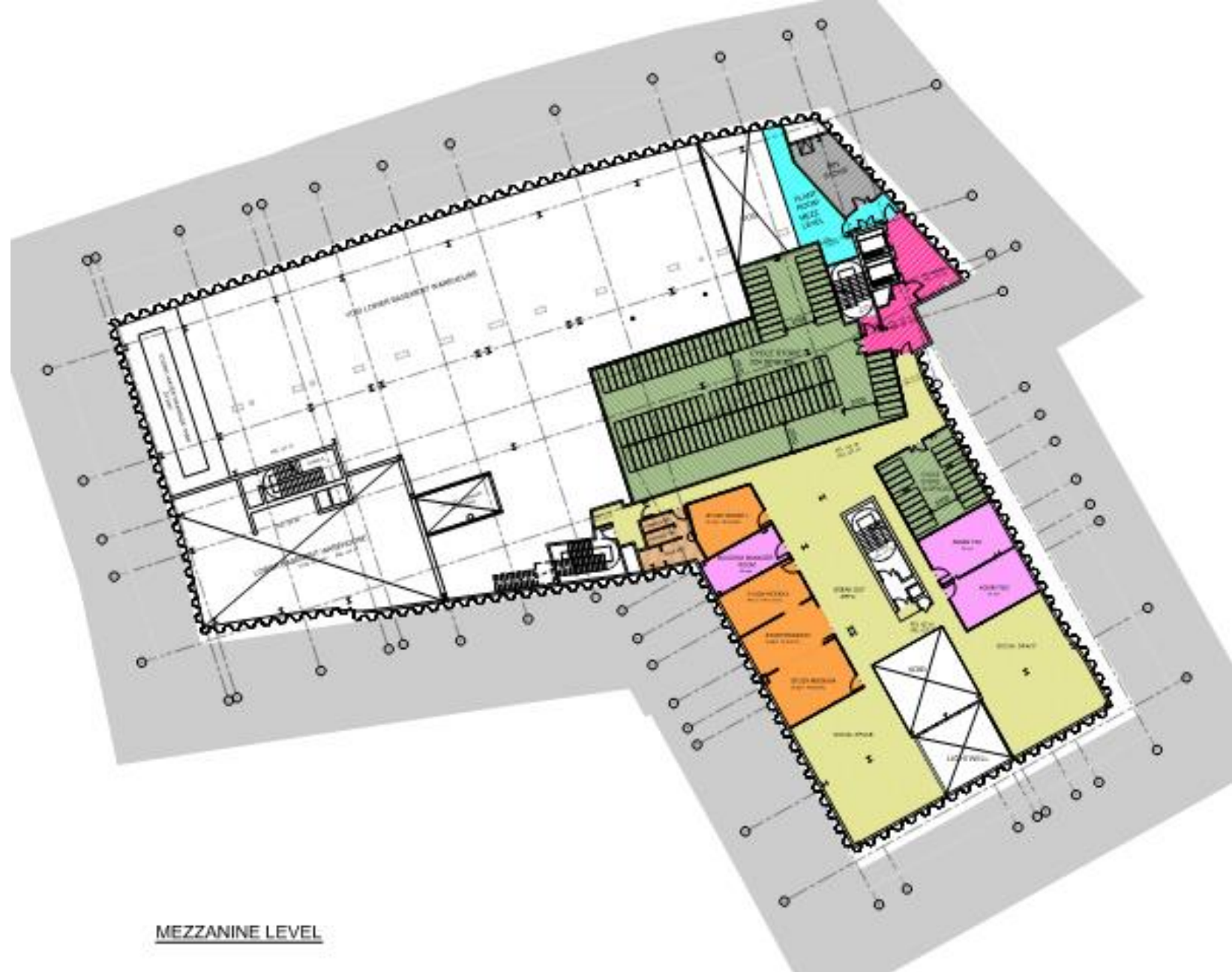


Above left - Sketch View of consented scheme from Holmes Road and Cathcart Street Junction

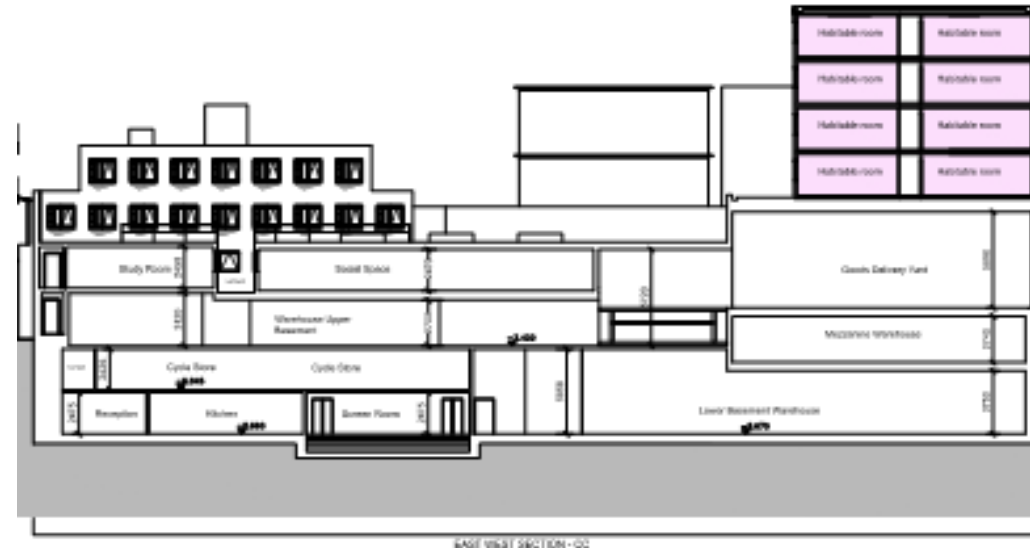
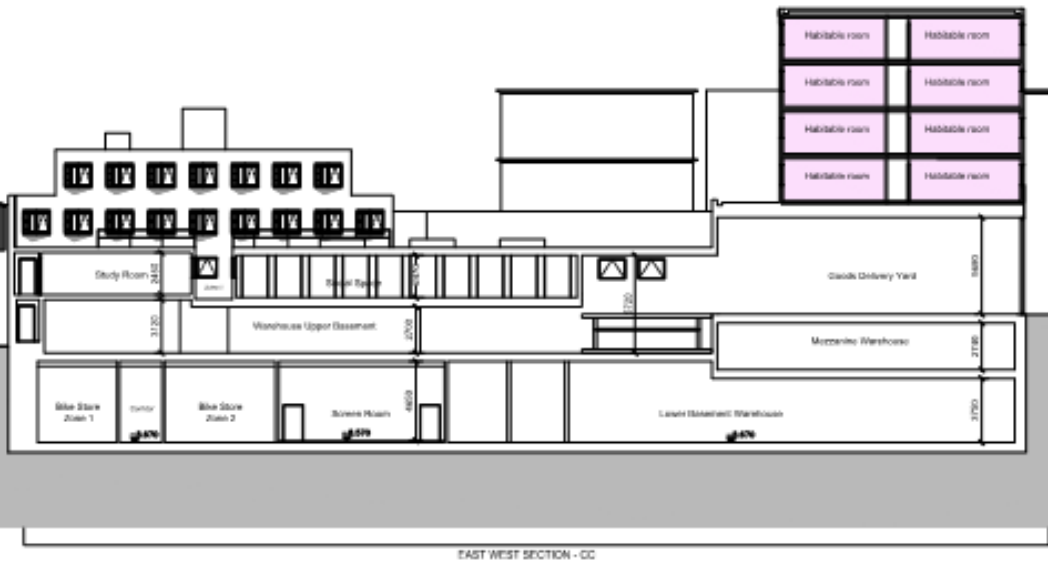


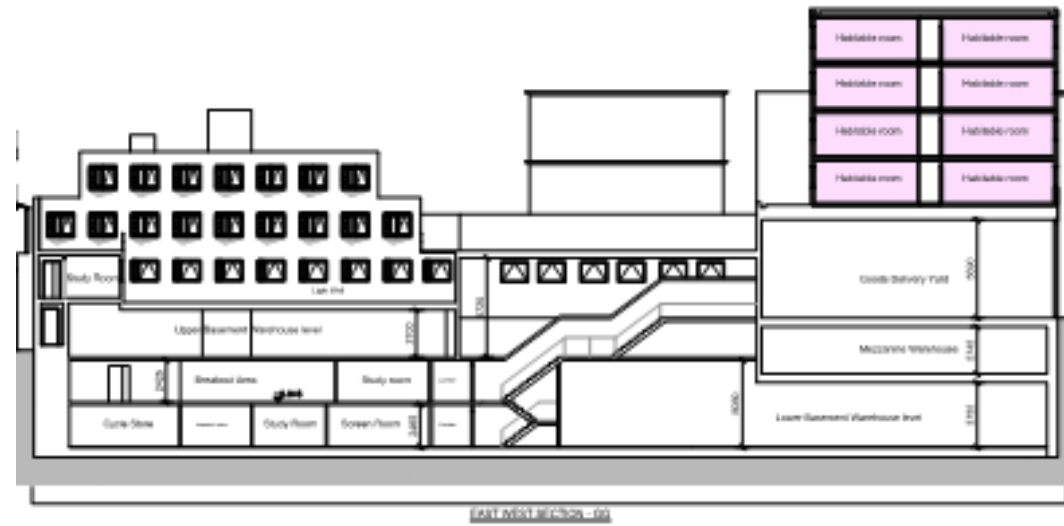
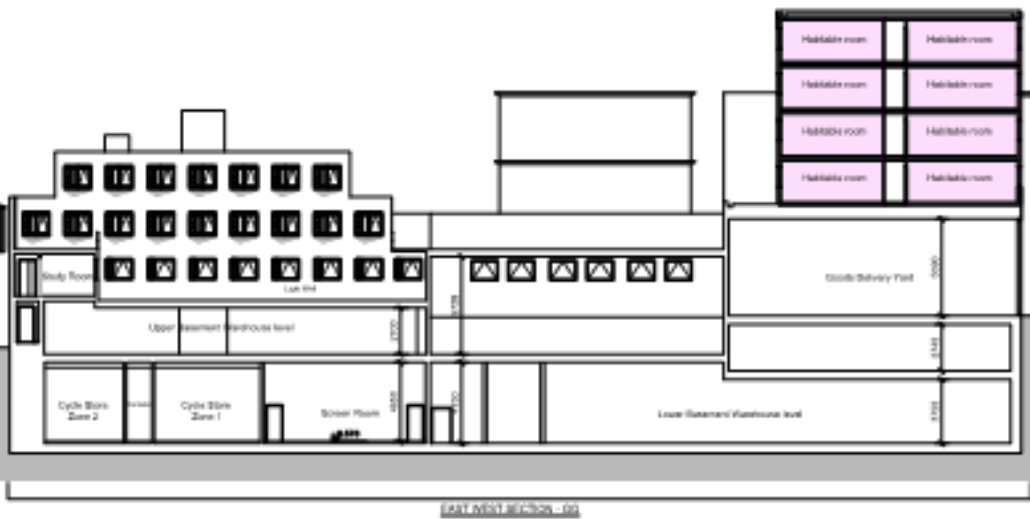
Above right - Sketch View of consented scheme from corner of Holmes Road

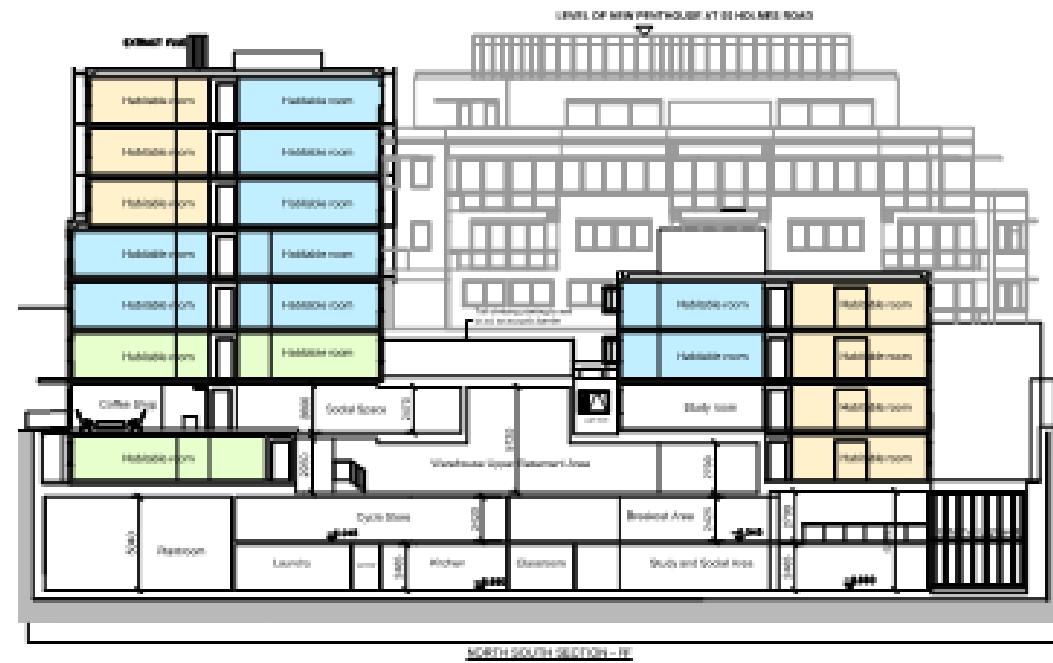
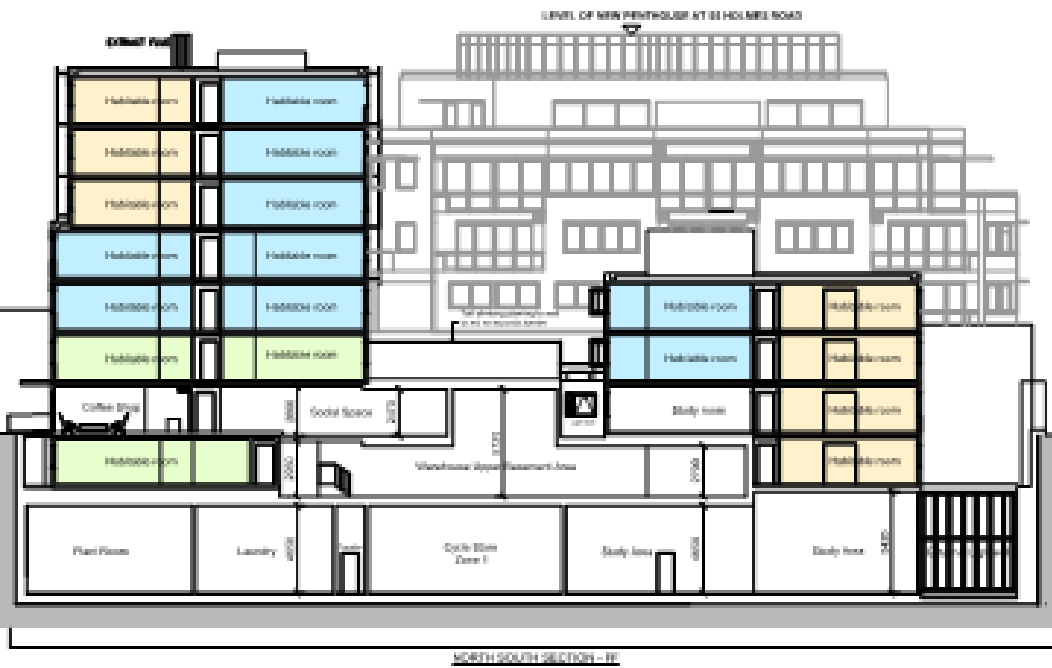


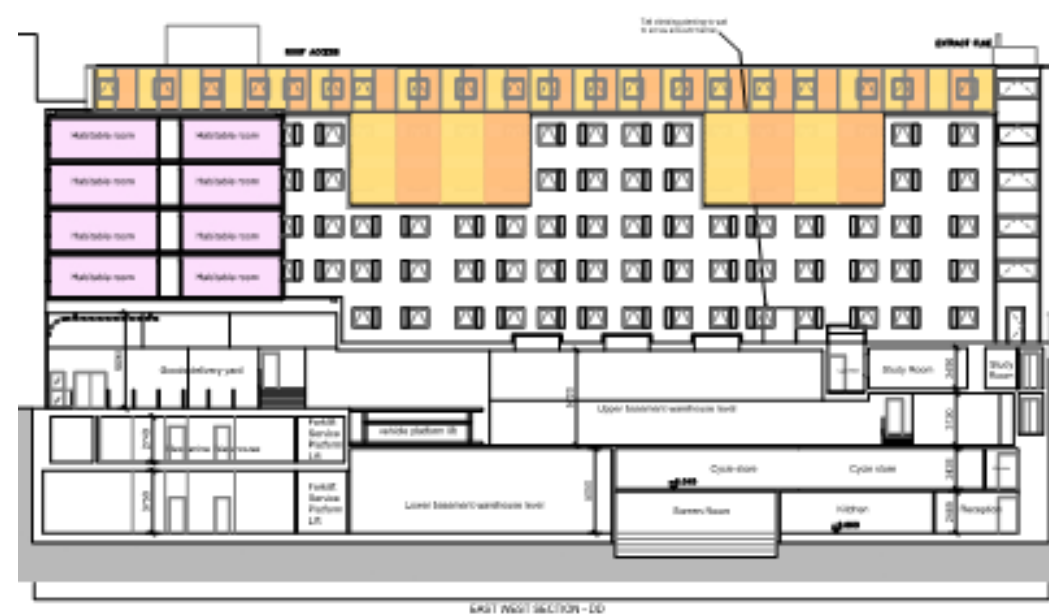


MEZZANINE LEVEL









LEVEL

LEVEL C

EXTRACT FLUE

EXTRACT FLUE



NORTH SOUTH THROUGH SECTION DETAIL - THROUGH BLOCK 1 - EE



NORTH SOUTH THROUGH SECTION DETAIL - THROUGH BLOCK 1 - EE