

Application ref: 2019/5857/P
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Date: 27 July 2020

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

Phone: 020 7974 4444

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

ROK Planning
ROK Planning
16 Upper Woburn Place
London
WC1H 0AF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

145-147 York Way
London
N7 9LG

Proposal:

Erection of a 5-storey infill extension to existing self-storage building to provide additional floorspace (Class B8), including reconfiguration of ground floor and opening-up of unused vehicle exit to York Way and provision of 2 additional car parking spaces.

Drawing Nos: Existing drawings: 18170GA-10-: 004A; 010; 011; 012; 013; 014; 015; 016; 001A; 002A; 003A

Proposed drawings: 18170GA_D_: 002B; 003A; 004A; 010B; 011A; 012A; 013A; 014A; 015A; 016; 017A

Supporting documents: Surface water management statement prepared by Woolgar Hunter Engineers; BREEAM Pre-Assessment prepared by Atelier Ten dated 22/11/19; Daylight & Sunlight Report, prepared by Right of Light Consulting dated 2/12/19; Heritage Statement, prepared by Bidwells dated November 2019; Planning Statement prepared by ROK Planning dated 19 November 2019; Geo-Environmental Desk Study, prepared by Woolgar Hunter Engineers dated 31/10/19; Transport Statement, prepared by Ardent Consulting Engineers dated November 2019; Energy Statement, prepared by Butler Consulting Engineers dated 15/11/19; Design & Access Statement, prepared by Threesixty Architecture dated October 2019 Rev A

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

Condition(s) and Reason(s):

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

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

- 2 Materials

All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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.

- 3 Approved plans

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

Existing drawings: 18170GA-10-: 004A; 010; 011; 012; 013; 014; 015; 016; 001A; 002A; 003A

Proposed drawings: 18170GA_D_: 002B; 003A; 004A; 010B; 011A; 012A; 013A; 014A; 015A; 016; 017A

Supporting documents: Surface water management statement prepared by Woolgar Hunter Engineers; BREEAM Pre-Assessment prepared by Atelier Ten dated 22/11/19; Daylight & Sunlight Report, prepared by Right of Light Consulting dated 2/12/19; Heritage Statement, prepared by Bidwells dated November 2019; Planning Statement prepared by ROK Planning dated 19 November 2019; Geo-Environmental Desk Study, prepared by Woolgar Hunter Engineers dated 31/10/19; Transport Statement, prepared by Ardent Consulting Engineers dated November 2019; Energy Statement, prepared by Butler Consulting Engineers dated 15/11/19; Design & Access Statement, prepared by Threesixty Architecture dated October 2019 Rev A;

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

- 4 Cycle store

Before the development commences, details of secure and covered cycle storage area for 16 cycles including space for non-standard cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of

any of the new units, and permanently retained thereafter.

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

5 Turn Right Markings

Prior to the first use of the northern vehicle access hereby approved, details of 'turn right' markings on the exit route shall be submitted to and approved in writing by the local planning authority. The sign markings shall be within the curtilage of the site but close to the highway boundary. The sign markings shall be carried out in accordance with the details thus approved and retained as such thereafter.

Reason: To maintain highway safety in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

6 Site/Land Contamination

Prior to the commencement of the development, a scheme including the following components to address the risk associated with site contamination shall be submitted to and approved in writing by the local planning authority.

A) A site investigation scheme based on the Geo-environmental Desk Study, Ref GL181163 hereby approved to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

B) The results of the investigation and detailed risk assessment referred to in (a) and, based on these, in the event that remediation measures are identified necessary, a remediation strategy giving full details of the remediation measures required and how they are to be undertaken;

C) A verification report to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for the longer monitoring of pollution linkages, maintenance and arrangements for contingency action.

The development shall be carried out in strict accordance with details thus approved.

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

For the avoidance of doubt, this condition can be discharged on a section by section basis.

Reason: To ensure the risks from land contamination to the future users of the

land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the requirements of policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

7 Energy and renewable energy

The development hereby approved shall be constructed in accordance with the approved energy statement (prepared by Butler Consulting Engineers dated 15/11/2019) to achieve a 34.35% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy, and a 66.3% reduction in carbon dioxide emissions through renewable technologies. Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with the requirements of policies C1, CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

8 Brown Roof

Prior to commencement of development, full details in respect of the brown roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and showing a variation of substrate depth with peaks and troughs.
- iii. full details of the seed mix

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

9 Sustainability (BREEAM)

A) Prior to commencement of development, a Design Stage BREEAM review report (completed by a licensed BREEAM assessor), in respect of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The Design Stage review should have a target of achieving at least an 'excellent' and attaining at least 89% of the credits in the 'Energy' category and at least 75% in the 'Water' category and at least 71% of the credits in the 'Materials' category.

B) Prior to first use of the extended floorspace hereby approved, a Post Construction BREEAM review assessment (completed by a licensed BREEAM assessor), in respect of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The Post-Construction review should demonstrate that the Design Stage rating is achieved as well as the specified credits in Energy, Water and Materials as set out in the Design Stage review approved under part A.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with the requirements of policies C1, 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is

subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 Given the age of the application building it is possible asbestos containing materials have been used in construction and/or maintenance. You are reminded of the requirement to comply with the Control of Asbestos Regulations 2012.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Director of Economy, Regeneration and Investment