

Application ref: 2018/3682/P
Contact: Jonathan McClue
Tel: 020 7974 4908
Date: 21 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
London
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Phone: 020 7974 4444

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

Mr Gary Brook
Gerald Eve LLP
72 Welbeck Street
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

**101 Camley Street
London
NW1 0NF**

Proposal:

Variation of Condition 2 (approved plans) of planning permission 2014/4385/P dated 18/03/2015 (as varied by 2016/6311/P dated 14/07/2017) for (Demolition of existing building and new building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, pedestrian footbridge over the Regent's Canal and associated works) CHANGES INCLUDE external amendments to the approved development - Landscaping works, façade development (spandrels, doors, glazing, canopies, windows), terraces and balconies, edge protection and building services.

Drawing Nos: Approved drawings: 01 AP 0010 002 Rev 03; 01 AP 0011 001 Rev 03; 01 AP 0010 003 Rev 03; 01 AP 0010 004 Rev 04; 01 AP 0010 005 Rev 03; 01 AP 0010 006 Rev 03; 01 AP 0010 007 Rev 03; 01 AP 0010 008 Rev 04; 01 AP 0010 009 Rev 03; 01 AP 0010 010 Rev 04; 01 AP 0010 011 Rev 04; 01 AP 0010 012 Rev 03; 01 AP 0010 013 Rev 03; 01 AP 0010 014 Rev 03; 01 AP 0010 015 Rev 03; 01 AP 0010 016 Rev 03; 01 AP 0010 017 Rev 03; 01 AP 0020 001 Rev 04; 01 AP 0020 002 Rev 01; 01 AP 0020 003 Rev 04; 01 AP 0030 001 Rev 03; 01 AP 0030 002 Rev 01; 01 AP 0030 003 Rev 01; 01 AP 0030 004 Rev 03; 01 AP 0030 005; 01 AP 0030 006 Rev 02; 01 AP 0030 007 Rev 02; 01 AP 0030 008 Rev 03; 01 AP 0040 001; 01 AP 0040 003; 01 AP 0040 004; 01 AP 0040 005; 01 AP 0040 006; 01 AP 0400 007 Rev 01; 01 AP 0400 008 Rev 01; 01 AP 0400 016 Rev 01.

Superseded drawings: 01 AP 0010 002 Rev 02; 01 AP 0010 001 Rev 02; 01 AP 0010 003 Rev 02; 01 AP 0010 004 Rev 02; 01 AP 0010 005 Rev 02; 01 AP 0010 006 Rev 02; 01 AP 0010 007 Rev 02; 01 AP 0010 008 Rev 03; 01 AP 0010 009 Rev 02; 01 AP 0010 010 Rev 02; 01 AP 0010 011 Rev 02; 01 AP 0010 012 Rev 02; 01 AP 0010 013 Rev 02; 01 AP 0010 014 Rev 02; 01 AP 0015 015 Rev 02; 01 AP 0010 016 Rev 02; 01 AP 0010 017 Rev 02; 01 AP 0020 001 Rev 03; 01 AP 0020 002; 01 AP 0020 003 Rev 03; 01 AP 0030 001 Rev 02; 01 AP 0030 002; 01 AP 0030 003; 01 AP 0030 004 Rev 02; CML-305 Rev P01; 01 AP 0030 006; 01 AP 0030 007; 01 AP 0030 008 Rev 02; CML - 330 Rev P1; CML - 332 Rev P1; CML - 333 Rev P1; CML - 334 Rev P1; 01 AP 0400 007; 01 AP 0400 008; 01 AP 0400 016.

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 shall be carried out in accordance with the following approved plans: (CML-)L01 rev P1; E01 rev P1; E02 rev P1; E03 rev P1; D01 rev P1; 331 rev P1; Landscape drawings 156-L02 rev B; 156-L03 rev B. (01 AP 0010)001-007 Rev 03; 008 Rev 04; 009 Rev 03; 010-011 Rev 04; 012-017 Rev 03, (01 AP 0400)001-006; 007-008 Rev 01; 009-015; 016 Rev 01; 017; 018-019 Rev 01; 020-023, (01 AP 0020)001 Rev 04; 002 Rev 01; 003 Rev 04, (01 AP 0030)001 Rev 03; 002-003 Rev 01; 004 Rev 03; 005; 006-007 Rev 02; 008 Rev 03, 236388-08-SK003, AP 0011 001 Rev 03 and (01 AP 0040)001; 003; 004; 005; 006.

Supporting docs: Covering letter by DP9 dated 03 July 2014, Planning Statement by DP9 dated July 2014, Gateway Sites - Employment Spaces Overview by Shaw corporation dated June 2014, Design and Access Statement by KSR dated July 2014, Townscape, Heritage and Visual Impact Assessment by KM Heritage dated June 2014, Verified Views by AVR London dated June 2014, Verified View from Canal Towpath, Transport Assessment by TTP dated June 2014, Travel Plan by TTP dated June 2014, Framework Construction Management Plan by TTP dated Sept 2014, Ecological Assessment by Aspect dated June 2014, Ecological Assessment Addendum by Aspect dated September 2014, Code for Sustainable Homes Pre-assessment by Price & Myers dated June 2014, BREEAM Pre-assessment by Price & Myers dated June 2014, Energy Strategy (revised) by SWP dated 15.9.14, Ground source heat borehole plan dated 31.07.14, Arboricultural Impact Assessment by Landmark Trees dated July 2014, Wind Microclimate Assessment by RWDI dated June 2014, Daylight and Sunlight Report by GL Hearn dated June 2014, Overshadowing addendum report by GL Hearn dated 29 September 2014, Noise Report by Sandy Brown dated July 2014, Air Quality Assessment by Ove Arup dated June 2014, Basement Impact Assessment by Elliott Wood dated June 2014, Ground source heat borehole plan dated 31.07.2014, Statement of Community Involvement by Your Shout dated July 2014, Affordable Housing Viability Appraisal by Shaw Corporation dated July 2014 (Confidential).

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

2 The details of the following shall be submitted to and approved in writing by the local planning authority (in consultation with the Canal and River Trust where relevant) before any work is commenced on the relevant part of the development:

- a) Facing materials of all buildings - with the brickwork in accordance with 2018/1925/P dated 06/06/2018, the metalwork in accordance with 2018/3471/P dated 24/08/2018 and the glazing, framing and balustrade in accordance with 2019/2098/P dated 13 June 2019 or other such details which have been submitted to and approved in writing by the local planning authority;
- b) Details including sections at 1:10 of all windows, panels, ventilation grills, external doors (including Substation Decorative Screens) and gates - with the details of windows, ventilation grills, curtain walls, external doors and a decorative screen in accordance with 2018/5927/P dated 15 February 2019 or other such details which have been submitted to and approved in writing by the local planning authority.
- c) Details including materials of all balconies and roof terraces
- d) Details of all external lighting within the public realm of the site and fixed to buildings in accordance with 2019/1222/P dated 9 August 2019.
- e) Details of CCTV, lighting of entrance areas and control of access points
- f) Detailed design of the bridge
- g) Detailed design of the steps and access lift.

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

3 A sample panel of the facing materials, with the brickwork in accordance with 2018/1925/P dated 06/06/2018 and the metalwork in accordance with 2018/3471/P dated 24/08/2018 and the glazing, framing and balustrade in accordance with 2019/2098/P dated 13 June 2019, or other such details which have been submitted to and approved in writing by the local planning authority shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved 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.

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 local planning authority.

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 No works on the relevant parts of the development shall commence until full details of hard and soft landscaping and means of enclosure of all un-built, open areas, including the communal roof terraces and roof top allotments have been submitted to and approved by the local planning authority (in consultation with the Canal and River Trust where relevant). The details shall include provision for children's play space and play equipment. The relevant 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 policies D1 and D2 of the Camden Local Plan 2017.

- 6 The submitted landscaping details shall be accompanied by a commentary of wind/microclimate mitigation measures in the areas recommended by the Wind Microclimate Assessment accompanying the application.

Reason: To ensure the external areas of the development provide a reasonable level of amenity in accordance with the requirements of policies A1 and D1 of the Camden Local Plan 2017.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to first occupation of the residential units, or in the case of soft landscaping by not later than the end of the planting season following completion of the development. 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 local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 8 The development should proceed in accordance with the approved details under 2017/0988/P dated 12/04/2017, which demonstrate how trees to be retained shall be protected during construction work. All works shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 9 No part of the development shall be occupied until detailed plans and

specifications of the cycle storage facilities for 242 cycle spaces for the residential units (33 accessible from core C and 209 accessible from cores A, B & C) and 24 employee spaces plus one visitor space for the business units, have been submitted to and approved by the local planning authority in writing, and the relevant details have been provided in complete accordance with such approval given. The approved details shall be 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.

- 10 Prior to first occupation of the building, full details in respect of the green and brown roofs in the areas indicated on the approved roof plans, including construction profile, materials, substrate depth, full schedule of plant species, density of planting, plan of maintenance and programme for installation shall be submitted to and approved by the local planning authority. The use shall thenceforth not proceed other than in accordance with such details as have been approved.

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

- 11 The development shall not be carried out other than in accordance with the surface water drainage scheme for the site approved under application 2017/2666/P dated 01/08/2017, or other such details which have been submitted to and approved in writing by the local planning authority. The details must be prepared with reference to the London Plan policy 5.13 SuDS hierarchy to minimise the rate of surface water run-off from the site aiming by reasonable endeavours to achieve the greenfield run off rate. The development shall not be implemented other than in complete accordance with the surface water drainage scheme that has been approved.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 12 The 4 affordable units are to be provided in accordance with 2019/2323/P dated 22 August 2019 unless otherwise agreed in writing by the local planning authority. The approved details shall be incorporated in full prior to the first occupation of each relevant unit.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the Camden Local Plan 2017.

- 13 The residential units of the development hereby approved shall be built out in full accordance with the relevant lifetime homes standards or Building Regs Part M as set out in the Design and Access Statement.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in

accordance with the requirements of policy H6 of the Camden Local Plan 2017.

- 14 Before the use commences sound insulation shall be provided for the building in accordance with the approved Residential Planning Noise Report. The use shall thereafter not be carried out other than in accordance with the approved scheme.

Reason: To safeguard the amenities of the prospective residential occupiers of the development and the area generally in accordance with the requirements of policies A1 and H6 of the Camden Local Plan 2017.

- 15 The approved development should proceed in accordance with the details under 2017/0988/P dated 12/04/2017, which show details of building vibration levels together with appropriate mitigation measures. The details demonstrate that vibration will meet a level that has low probability of adverse comment. No part of the development shall be occupied until the approved details have been implemented. Approved details shall thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site are not adversely affected by ground or airborne vibration in accordance with the requirements of policies A1 and H6 of the Camden Local Plan 2017.

- 16 Prior to use of the development;
- a) details shall be submitted to and approved in writing by the local planning authority, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.
 - b) A post installation noise assessment shall be carried out to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment in accordance with the requirements of policies A1 and H6 of the Camden Local Plan 2017.

- 17 Noise levels from fixed plant associated with the development at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

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

- 18 Piling or any other foundation designs using penetrative methods shall not be carried out other than in accordance with the piling method statement approved under application 2017/2666/P dated 01/08/2017, or other such details which have been submitted to and approved in writing by the local planning authority. The statement must include the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works. The piling shall be undertaken in accordance with the approved method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 19 The development shall not be carried out other than in accordance with the additional biodiversity enhancement features (including up to 4 or more bird nesting boxes/bricks and up to 2 or more bat boxes) approved under application 2018/1972/P dated 22/06/2018, or other such details which have been submitted to and approved in writing by the local planning authority. The boxes/bricks shall be installed in accordance with the approved details prior to the occupation of the development and thereafter retained.

Reason: To ensure the development provides the appropriate provision towards creation of habitats and valuable areas for biodiversity in accordance with policy 7.19 of the London Plan 2016 and policy A3 of the Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the Camden Local Plan 2017.

- 20 The development shall not be carried out other than in accordance with:

(a) the written programme of ground investigation approved under application 2017/0988/P dated 12/04/2017, or other such details which have been submitted to and approved in writing by the local planning authority; and

(b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the Camden

Informative(s):

1 Reasons for granting permission.

Proposal

This application includes minor-material amendments to a large major development approved under 2014/4385/P dated 18/03/2015 (for mixed-use building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace and 121 residential flats). Minor-amendments have already been approved under 2016/6311/P dated 14/07/2017, and the cumulative impacts of the proposals have been duly considered. The approved development has commenced with cores and other external elements well under construction. Overall the works are considered to be minor-material in the context of the original approval, and would result in a development that would be in accordance with the Development Plan. The proposed changes include:

- Landscaping: increase in planting, tree relocation, external seating rationalisation, changes to stairs/ramps/pedestrian route
- Façade development: changes to spandrel panels, new fire door, improvements to residential lobby glazing, additional residential entrance canopies, changes to residential windows on southern block,
- Terraces and balconies: metal profiles increased in depth, terrace edge protection amendments, parapet connections to glazed corners
- Building services: addition of acoustic enclosures around condensers at roof level and addition of a secondary bespoke screen in front of Sunray doors (details reserved via condition)

Land use

The amendments are to the exterior of the building and land use matters are not materially affected. On this basis, the proposal is acceptable in land use terms.

Design and conservation

The landscaping improvements are considered acceptable and further details are reserved via planning conditions.

The majority of the amendments to the façade are largely non-material. The changes have been worked up in close consultation with the Council's Principal Urban Design Officer and have rationalised and improved the external appearance of the buildings, as well as preserved the character and appearance of the surrounding conservation areas. The most significant changes include the metal profiles around the balconies, changes to the terrace edge protection and the introduction of acoustic enclosures at roof level.

The metal profiles would be increased in depth (from 380mm to 540mm) to maintain structural integrity, allow inclusion of thermal insulation and build up for balcony drainage. While the appearance of the building would materially change, by making the balcony profiles appear heavier, the proposal is

considered to be acceptable on balance and a series of visualisations and studies have been provided to justify that the merits of the original design would be maintained.

The changes to the terrace edge protection include the replacement of built in perimeter planting with a 1100mm high metal railing balustrade and extension of parapet to accommodate planters to meet safety legislation. The proposal would essentially move the originally approved planting behind a metal railing, rather than it sitting in front of a glass balustrade. Due to the setback of the railings, which are a common feature on the façade, and retention of the green elements, officers consider this an acceptable amendment to the scheme.

- 2 The addition of enclosures around condenser units at roof level has been proposed following consultation with acoustic engineers (to meet noise criteria policy). Each enclosure has been located as centrally as possible to reduce visibility from street level. The addition of the screens results in an increase of 800mm to the total height of the equipment at roof level. To minimise the impact from the introduction of required roof plant enclosures, a reduction of 305mm from the overall height of the plant equipment has been achieved by replacing the metal feet of the equipment with rubber support struts. The overall dimensions of the plant equipment have also been brought in by 295mm from the parapet. Views have been provided to indicate that the changes would have a minor impact within the surrounding area. Officers consider that the addition of the enclosures would be acceptable on balance, due to the limited change from the majority of public views.

Transport

The Council's Principal Transport Officer confirmed that the proposals do not raise any significant issues from a transport point of view. Furthermore, the amendments would be likely to improve permeability through the site between Camley Street and Granary Street. There would be improvements to the steps on this pedestrian route and ramped access would be provided to the upper ground floor from Camley Street. This would be most beneficial for people with mobility issues.

The plans were amended to show all external doors opening outwards onto the public realm adjacent to Granary Street.

Residential amenity

The approved building would not be increased in size and there would be no new windows that could overlook surrounding occupiers. It is therefore considered that the proposed development would not result in an undue loss of light, outlook, privacy, or that it would increase levels of noise and general disturbance over the approved scheme.

Comments received

One comment was received from a local resident, enquiring about affordable housing. Officers note that the proposal has already been approved and the amendments here do not justify any changes to the approved quantum and tenure of affordable housing. Transport for London and the Canal and River Trust wrote in to confirm that they have no comments. The site's planning history and relevant appeal decisions were taken into account when coming to

this decision.

Policy

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed amendments are in general accordance with policies A1, A4, D1, D2, T1, T2, T3, T4 and DM1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 3 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.

You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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 You are advised that Approval In Principle is required from the Council for the construction of the building basement adjacent to the public highway. This should be applied for prior to any works commencing. You should contact Camden's Highways Management Team on 020 7974 2410 or email highwayengineering@camden.gov.uk.
- 7 You should be aware that the site adjoins (or, in the case of the proposed pedestrian bridge, encroaches over) land owned by the Canal and Rivers Trust (CRT). You are advised to refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure any necessary consents are obtained (<http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>). Surface water discharge to the canal will require prior consent from the Trust (contact nick.pogson@canalrivertrust.org.uk). For works in regard to the bridge, contact the CRT Estate Team (jonathan.young@canalrivertrust.org.uk).
- 8 You are advised of the need to ensure that all necessary consents have been obtained from Thames Water regarding the connection of the development to the public sewer. You should incorporate protection to your property from possible surcharge from the sewerage network during storm events, for example by installing a non-return valve to prevent backflow. Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Please contact Thames Water Developer Services on 0845 850 2777.
- 9 Thames Water have advised that the design of the development should take account of a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves the public water supply pipes.
- 10 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 11 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 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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer