

Application ref: 2017/5497/P
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Date: 17 March 2020

Development Management
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DP9 Ltd
100 Pall Mall
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

2 - 6 St Pancras Way
London
NW1 0TB

Proposal: Demolition of the existing building (Class B1 and B8) and erection of 6 new buildings ranging in height from 2 storeys to 12 storeys in height above ground and 2 basement levels comprising a mixed use development of business floorspace (B1), 73 residential units (C3) (10xstudio, 29x1 bed, 27x2 bed 7x3 bed), hotel (C1), gym (D2), flexible retail (A1 - A4) and storage space (B8) development with associated landscaping work.

Drawing Nos: Design and Access Statement dated September 2017, Design and Access Statement Addendum dated March 2018, Sustainability and Energy Statement Rev E by Max Fordham dated 5th June 2018, BREEAM Pre-Assessment by Max Fordham LLP dated September 2017, Townscape, Visual and Build Heritage Assessment by Tavernor Consultancy dated March 2018, Arboricultural Impact Assessment by Aspect Arboriculture dated March 2018, Flood Risk Assessment and SUDS Strategy by GD Partnership LTD dated August 2017, Health Impact Summary by Regeneris Consulting dated March 2018, Air Quality Assessment by Waterman dated September 2017, Pedestrian Level Wind Desk-Based Assessment by RWDI Anemos Ltd dated March 2018, Updated Retail Impact Assessment by DP9 dated March 2018, Basement Impact Assessment by GD Partnership Ltd dated September 2017, Transport Assessment by Caneparo Associates dated September 2017, Noise Assessment by Waterman Infrastructure & Environment dated September 2017, Affordable Housing Statement by Gerald Eve dated March 2018, Ecology Appraisal by

Aspect Ecology dated September 2017 and Preliminary Risk Assessment by DTS Raeburn dated June 2017.

11603_XP_001 Rev B, 11603_XP_100 Rev B, 11603_XP_101 Rev B, 11603_XP_102 Rev B, 11603_XP_103 Rev B, 11603_XP_104 Rev B, 11603_XP_105 Rev B, 11603_XP_204_AA Rev A, 11603_XP_230_BB Rev A, 11603_XP_231_CC Rev A, 11603_XP_232_DD Rev A, 11603_XP_233_EE Rev A, 11603_XP_302 Rev A, 11603_XP_303 Rev A and 11603_XP_304 Rev A, 1603_P_001 Rev D, 1603_P_098 Rev E, 1603_P_099 Rev J, 1603_P_100 Rev K, 1603_P_101 Rev H, 1603_P_102 Rev G, 1603_P_103 Rev G, 1603_P_104 Rev F, 1603_P_105 Rev H, 1603_P_106 Rev H, 1603_P_107 Rev G, 1603_P_108 Rev K, 1603_P_109 Rev J, 1603_P_110 Rev H, 1603_P_111 Rev C, 1603_P_RP Rev F, 1603_P_137 Rev D, 1603_P_138 Rev C, 1603_P_139 Rev C, 1603_P_140 Rev C and 1603_P_141 Rev C, 1603_P_302 Rev B, 1603_P_303 Rev D, 1603_P_304 Rev B, 1603_P_311 Rev D, 1603_P_312 Rev E, 1603_P_313 Rev E, 1603_P_314 Rev E, 1603_P_321 Rev E, 1603_P_322 Rev E, 1603_P_323 Rev E, 1603_P_324 Rev E, 1603_P_331 Rev F, 1603_P_332 Rev E, 1603_P_333 Rev F, 1603_P_334 Rev G, 1603_P_341 Rev F, 1603_P_342 Rev G, 1603_P_343 Rev F, 1603_P_344 Rev E, 1603_P_350 Rev E, 1603_P_450, 1603_P_451, 1603_P_452, 1603_P_453, 1603_P_454 and 1603_P_455, 1603_P_230 Rev B, 1603_P_231 Rev B, 1603_P_232 Rev D, 1603_P_240 Rev D and 1603_P_241 Rev C

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 11603_XP_001 Rev B, 11603_XP_100 Rev B, 11603_XP_101 Rev B, 11603_XP_102 Rev B, 11603_XP_103 Rev B, 11603_XP_104 Rev B, 11603_XP_105 Rev B, 11603_XP_204_AA Rev A, 11603_XP_230_BB Rev A, 11603_XP_231_CC Rev A, 11603_XP_232_DD Rev A, 11603_XP_233_EE Rev A, 11603_XP_302 Rev A, 11603_XP_303 Rev A and 11603_XP_304 Rev A, 1603_P_001 Rev D, 1603_P_098 Rev E, 1603_P_099 Rev J, 1603_P_100 Rev K, 1603_P_101 Rev H, 1603_P_102 Rev G, 1603_P_103 Rev G, 1603_P_104 Rev F, 1603_P_105 Rev H, 1603_P_106 Rev H, 1603_P_107 Rev G, 1603_P_108 Rev K, 1603_P_109 Rev J, 1603_P_110 Rev H, 1603_P_111 Rev C, 1603_P_RP Rev F, 1603_P_137 Rev D, 1603_P_138 Rev C, 1603_P_139 Rev C, 1603_P_140 Rev C and 1603_P_141 Rev C, 1603_P_302 Rev B, 1603_P_303 Rev D, 1603_P_304 Rev B, 1603_P_311 Rev D, 1603_P_312 Rev E, 1603_P_313 Rev E, 1603_P_314 Rev E, 1603_P_321 Rev E, 1603_P_322 Rev E, 1603_P_323 Rev E, 1603_P_324 Rev E, 1603_P_331 Rev F, 1603_P_332 Rev E, 1603_P_333 Rev F, 1603_P_334 Rev G, 1603_P_341 Rev F, 1603_P_342 Rev G, 1603_P_343 Rev F, 1603_P_344 Rev E, 1603_P_350 Rev E, 1603_P_450, 1603_P_451, 1603_P_452, 1603_P_453, 1603_P_454 and 1603_P_455, 1603_P_230 Rev B, 1603_P_231 Rev B, 1603_P_232 Rev

D, 1603_P_240 Rev D and 1603_P_241 Rev C, Daylight and Sunlight Report by Waldrums dated 7th March 2018, Design and Access Statement dated September 2017, Design and Access Statement Addendum dated March 2018, Sustainability and Energy Statement Rev E by Max Fordham dated 5th June 2018, BREEAM Pre-Assessment by Max Fordham LLP dated September 2017, Townscape, Visual and Build Heritage Assessment by Tavernor Consultancy dated March 2018, Arboricultural Impact Assessment by Aspect Arboriculture dated March 2018, Flood Risk Assessment and SUDS Strategy by GD Partnership LTD dated August 2017, Health Impact Summary by Regeneris Consulting dated March 2018, Air Quality Assessment by Waterman dated September 2017, Pedestrian Level Wind Desk-Based Assessment by RWDI Anemos Ltd dated March 2018, Updated Retail Impact Assessment by DP9 dated March 2018, Basement Impact Assessment by GD Partnership Ltd dated September 2017, Transport Assessment by Caneparo Associates dated September 2017, Noise Assessment by Waterman Infrastructure & Environment dated September 2017, Affordable Housing Statement by Gerald Eve dated March 2018, Ecology Appraisal by Aspect Ecology dated September 2017 and Preliminary Risk Assessment by DTS Raeburn dated June 2017.

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

3 Details drawings/samples - Plot A

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.
- b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.
- c) Details of all new balustrade, railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site).
- d) A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.
- e) A sample panel of all facing materials should be erected on-site for inspection for the local planning authority and maintained for the duration of the works.
- f) Detailed plans of all new external servicing, including but not restricted to vents, flues, rainwater goods, SVPS.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the surrounding conservation area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan.

4 Detailed drawings/samples - Plot B

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.
- b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.
- c) Details of all new balustrade, railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site).
- d) A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.
- e) A sample panel of all facing materials should be erected on-site for inspection for the local planning authority and maintained for the duration of the works.
- f) Detailed plans of all new external servicing, including but not restricted to vents, flues, rainwater goods, SVPS.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the surrounding conservation area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan.

5 Detailed drawings/samples - Plot C

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.
- b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.
- c) Details of all new balustrade, railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site).
- d) A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.
- e) A sample panel of all facing materials should be erected on-site for inspection for the local planning authority and maintained for the duration of the works.
- f) Detailed plans of all new external servicing, including but not restricted to vents, flues, rainwater goods, SVPS.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the surrounding conservation area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan.

- 6 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.

- 7 Prior to commencement of above ground works of each building, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5 of the Camden Local Plan.

- 8 No flat roofs within the development shall be used as terraces unless

annotated on the hereby approved plans.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the Camden Local Plan.

- 9 Prior to the commencement of any above ground works, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include:

- a) details of any proposed earthworks including grading, mounding and other changes in ground levels.
- b) details of proposals for the enhancement of biodiversity,
- c) an open space management plan,
- d) detailed plans, including sections of the tree pits, to include one continuous tree pit for trees adjacent to the canal,
- e) details of proposed replacement trees.

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

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A1, D1 and A2 of the Camden Local Plan.

- 10 Any units within the Plot A and Building C2 which operate as food & drink uses (Class A3), shall not be carried out outside the following times :

7am to 11:00pm Monday to Saturday, and
8am to 10:00pm on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2 of the Camden Local Plan 2017.

- 11 Any units within the Plot A which operate as Drinking Establishments (Class A4), shall not be carried out outside the following times :

7am to 11:00pm Midnight Monday to Saturday,
7am to 10:00pm on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2 of the Camden Local Plan 2017.

- 12 Any hotel bar open to the general public, shall not be operational outside the following times:

7am to Midnight Monday to Saturday
7am to 11:00pm on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2 of the Camden Local Plan 2017.

- 13 Any units within the buildings C1, C3 and C4 which operate as food & drink uses (Class A3) and drinking establishments (Class A4), shall not be carried out outside the following times :

7am to 11:30pm Monday to Thursday,
7am to Midnight Friday and Saturday, and
7am to 10:00pm on Sundays and Bank Holidays.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with Policy A1 of the Camden Local Plan 2017.

- 14 There shall be no drinking establishments (Class A4) within building C2.

Reason: To ensure that the amenity of occupiers of residential properties in building C2 are not adversely affected by noise and disturbance in accordance with Policy A1 of the Camden Local Plan 2017.

- 15 Notwithstanding the hereby approved plans, a minimum of four small units (100sqm or less) shall be provided at any one time.

Reason: To promote the provision of smaller shop premises in accordance with Policy TC5 of the Camden Local Plan 2017.

- 16 The use of the roof terrace hereby permitted on Block C4 shall not be carried out outside the following times 0730-2100 Mondays to Saturdays and 0830-2100 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the nearest residential properties and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2 of the London Borough of Camden Local Plan 2017.

- 17 A minimum of 60% of the hereby approved Flexible floorspace annotated on the plans as either A1-A4 or A1- A4, B1 or A1-A4, B1, B8 shall be occupied in A1 or A2 use at any one time.

Reason: To safeguard the character, function vitality and viability of the area and to safeguard the amenity of the future and existing occupiers of the development site in accordance with policies G1, A1, TC1 and TC3 of the Camden Local Plan 2017.

- 18 A maximum of 40% of the hereby approved Flexible floorspace annotated on the plans as either A1-A4 or A1- A4, B1 or A1-A4, B1, B8 shall be occupied in A3 use at any one time.

Reason: To ensure the future occupation of the development does not lead to an overconcentration of restaurants and cafes in the area and safeguard the

character, function vitality and viability of the area and to safeguard the amenity of the future and existing occupiers of the development site in accordance with policies G1, A1, A4, TC1 and TC3 of the Camden Local Plan 2017.

- 19 A maximum of 10% of the hereby approved Flexible floorspace annotated on the plans as either A1-A4 or A1- A4, B1 or A1-A4, B1, B8 shall be occupied in A4 use at any one time.

Reason: To ensure the future occupation of the development does not lead to an overconcentration of drinking establishments in the area and safeguard the character, function vitality and viability of the area and to safeguard the amenity of the future and existing occupiers of the development site in accordance with policies G1, A1, A4, TC1 and TC3 of the Camden Local Plan 2017.

- 20 No more than 66sqm of the ground floor area within Plot A as annotated on the plans as B1, A1-A4 can be used as a drinking establishment (Class A4).

Reason: To ensure the future occupation of the development does not lead to an overconcentration of drinking establishments in the area and safeguard the character, function vitality and viability of the area and to safeguard the amenity of the future and existing occupiers of the development site in accordance with policies G1, A1, A4, TC1 and TC3 of the Camden Local Plan 2017.

- 21 Notwithstanding the provisions of Class D2 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall only be in use as a gym as annotated on the hereby approved plans.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise traffic congestion and excessive on-street parking pressure in accordance with policies G1, CC1 and A1 of the London Borough of Camden Local Plan 2017.

- 22 Prior to commencement of development on each plot, other than works of demolition, site clearance and preparation, full details of the sustainable drainage system as stated in the approved document 'Flood Risk Assessment and SuDS Strategy' dated 31/08/2017, prepared by Water Environment Limited on behalf of GD Partnership Ltd, shall be submitted to and approved in writing by the local planning authority. Details shall include the following SuDS measures:

a) Plot A: Combination biodiverse/blue roof: 13.9 m3 storage
Cellular attenuation tank buried under cycle store: 34.2 m3 storage
Controlled outflow to combined sewer: 19.8 l/s discharge rate
Controlled outflow to Regent's Canal: 4.4 l/s discharge rate

b) Plot B: Combination biodiverse/blue and blue roofs: 41.7 m3 storage
Cellular attenuation tank buried under basement car park: 34.2 m3 storage
Controlled outflow to combined sewer: 22.6 l/s discharge rate
Controlled outflow to Regent's Canal: 13.1 l/s discharge rate

c) Plot C: Combination biodiverse/blue and blue roofs: 55.0 m³ storage
Cellular attenuation tanks buried under external paving: 150.0 m³ storage
Controlled outflow to combined sewer: 83.8 l/s discharge rate
Controlled outflow to Regent's Canal: 17.3 l/s discharge rate

Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate a minimum 50% reduction in total run-off rate as stated in the approved document.

Plot A 24.2 l/s discharge rate
Plot B 35.7 l/s discharge rate
Plot C 101.1 l/s discharge rate

Details shall include for the relevant plot a site-specific lifetime maintenance plan, overland flow routes for exceedance events, an interim drainage strategy for the demolition and construction phase, and final discharge approvals, and shall thereafter be retained and maintained in accordance with the approved details.

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.

- 23 Prior to occupation of each plot, evidence that the SuDS systems have been implemented in accordance with the approved details shall be submitted to and approved in writing by the Local Planning Authority. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

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 London Borough of Camden Local Plan Policies

- 24 Prior to the commencement of Plot C an Air Quality Assessment (AQA), solely for Plot C, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure Plot C is built as an air quality neutral development and would safeguard the amenity of the future occupiers of Plot C in accordance with Policies A1 and CC4 of the Camden Local Plan 2017.

- 25 Prior to commencement of any development other than works of demolition, site clearance & preparation, full details of the proposed combined heat and power unit (CHP) plant that will serve Plots A and B and then Plot C and confirmation that the plant will comply with the Mayor's emission standards as set out in the Mayor's Sustainable Design and Construction SPG (2014), and details of any necessary NO₂ abatement mechanisms shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises and the area

generally in accordance with the requirements of policy A1 of the Camden Local Plan 2018.

- 26 Prior to commencement of any above ground works, full details of the combined heat and power unit (CHP) stack and its height relative to the mechanical ventilation air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from roads and the CHP stack to protect internal air quality.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the Camden Local Plan 2018.

- 27 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation of each Plot, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan.

- 28 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements policies A1 and CC4 of the Camden Local Plan.

- 29 Prior to the commencement of any above ground works of each building, a detailed plan of the biodiverse substrate roofs in the areas indicated on the approved roof plans shall be submitted to and approved by the local planning authority. The details shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the biodiverse roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The biodiverse roof 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 of maintenance.

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

- 30 Prior to first occupation of each building, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been

submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells 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 in accordance with the requirements of policies CC1 and CC2 of the Camden Local Plan 2017.

- 31 Prior to the commencement of works on Plot C an assessment into the implementation of further renewable technology on site shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be implemented prior to the occupation of any buildings within Plot C and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1 and CC2 of the Camden Local Plan 2017.

- 32 Prior to commencement of any works on site, a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing.

Site 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 in writing.

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 policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 33 In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. An 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), and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is occupied.

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 policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 34 Prior to commencement of works to buildings C2 and C4 details of wind mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented prior to first occupation.

Reason: To safeguard the amenities of users of the terrace areas, in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 35 Prior to commencement of above ground works to any residential buildings, detailed technical specifications of the building envelope (glazed and non-glazed elements) shall be submitted to and approved in writing by the local planning authority. The assessment shall include full details of the proposed building construction and composite façade calculations to predict the internal noise level in habitable rooms. Internal noise levels in habitable rooms shall comply with BS8233:2014 and Appendix 3: Noise Thresholds of the Local Plan.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental noises sources in accordance with the requirements of policies G1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 36 Prior to commencement of above ground works of each building, details of the sound insulation of the floor and walls separating all non-habitable uses (for example retail, residential gym, office, workshop) uses from adjacent residential uses shall be submitted to and approved in writing by the local planning authority. Such details shall demonstrate that the sound insulation value $D_{nTw+Ctr}$ is enhanced by at least 10dB above the Building Regulations value for A1 (music), A3 and D2 (gym) uses and 5dB above the Building Regulations value for A1 (non-music) and B1 (office).

The details as approved shall be implemented prior to first occupation 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 mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

- 37 Prior to the installation of any items of fixed plant associated with the operation of the development, a noise report shall be submitted to and approved in writing by the local planning authority.

The noise report shall demonstrate that cumulative sound levels from external building services and fixed plant are 10dB or more below the lowest background sound level (15dB if tonal components are present) at the nearest sensitive receptor at any time. The report should reference the proposed noise limits included in the planning application noise report, Table 11: Plant Noise Limits at the Nearest Noise Sensitive Premises.

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.

38 Prior to first occupation of the relevant plot, the following bicycle parking shall be provided:

- a) Plot A secure and covered parking for 123 bicycles for the commercial element and
- b) Plot B secure and covered parking for 157 bicycles for the commercial element and 5 for the hotel use
- c) Plot C secure and covered parking for 380 bicycles for the commercial element, 39 for the retail element, 2 for the gym and 126 for the residential units.

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policies T1 and T3 of the Camden Local Plan., the London Plan and CPG7 (Transport).

39 Prior to the commencement of any above ground works, a detailed plan annotating the provision of 104 visitor cycle spaces in respect of each phase of the hereby approved development shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with the approved plans prior to occupation of the relevant building. All cycle stands shall thereafter be retained and maintained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policies T1 and T3 of the Camden Local Plan 2017.

40 Prior to the occupation of Plot B one electrical charging point shall be provided within the basement car park. The charging points shall be provided in their entirety prior to occupation of any units, in accordance with the details thus approved and thereafter be permanently maintained and retained.

Reason: To encourage the uptake of electric vehicles, in accordance with Policy 6.13 of the London Plan.

41 Prior to the occupation of Plot C one electrical charging point shall be provided by the two disabled car parking spaced hereby approved. The charging points shall be provided in their entirety prior to occupation of any units, in accordance with the details thus approved and thereafter be permanently maintained and retained.

Reason: To encourage the uptake of electric vehicles, in accordance with Policy 6.13 of the London Plan.

42 Prior to the commencement of above ground works, a plan showing details of biodiversity enhancements on the buildings and within the open space

(including details of bird and bat boxes) appropriate to the development's location, scale and design shall be submitted to and approved in writing by the local planning authority. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

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 the London Plan and in accordance with policy A3 of the Camden Local Plan 2017.

- 43 Prior to the commencement of any works on site, details of mitigation measures that will be put in place to ensure the development does not impact on the structural integrity of the canal shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall remain in situ during the construction works.

Reason: To ensure the development would not cause undue harm to the adjacent canal in accordance with policy A3 of the Camden Local Plan 2017.

- 44 Before the relevant part of each Plot commences full details of a lighting strategy, to include information about potential light spill on to the canal, buildings, trees and lines of vegetation, shall be submitted to an approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

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

- 45 No impact piling to commence until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy A5 of the Camden Local Plan 2017.

- 46 Prior to the commencement of above ground works, an impact studies of the existing water supply infrastructure shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. The study shall identify any new additional capacity required in the system and suitable connection point.

Reason: To ensure the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with the requirements of Policy

A5 of the Camden Local Plan 2017.

- 47 Unit types P-01-03,P-01-05(2 units), P-02-05(2 units), A-01-03(2 units), as indicated on plan number/s 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.

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 C6 of the Camden Local Plan 2017

- 48 Unit A-02-05, as indicated on the plan number/s hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (3). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with policy C6 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 (tel: 020-7974 6941).
- 2 With regard to the wording 'above ground works' within the above conditions, for the purposes of this decision notice, this excludes works of site clearance and preparation, demolition, basement excavation and laying of the basement slab.
- 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 The Council is likely accept payment of the Camden and Mayor of London Community Infrastructure Levy on this site in phases provided that the development phases are clear, genuinely separate, and involve distinct buildings coming forward with a recognisable timescale. A Liability Notice will be issued setting out what CIL needs to be paid for the whole site and this will be followed by Demand Notices setting out when the CIL is due after

development commences which may be spilt into phases. To assist with this and to avoid being issued with a Demand Notice covering the whole site after any commencement please submit a plan setting out the phasing of the development and providing details of the parties who will be liable to pay the CIL and likely commencement dates to CIL@camden.gov.uk. CIL information, assumption of liability and commencement notices will need to be submitted for any development phases in advance of commencement to avoid incurring a surcharge.

- 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 (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 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.
- 8 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 9 With regard to condition 34 above the preliminary risk assessment is required in accordance with CLR11 model procedures for management of contaminated land and must include an appropriate scheme of investigation with a schedule of work detailing the proposed sampling and analysis strategy. You are advised that the London Borough of Camden offer an Enhanced Environmental Information Review available from the Contaminated Land Officer (who has access to the Council's historical land use data) on 020 7974 4444, or by email, <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-contaminated-land-officer.en>, and that this information can form the basis of a preliminary risk assessment. Further information is also available on the Council's Contaminated Land web pages at <http://www.camden.gov.uk/ccm/navigation/environment/pollution/contaminated-land/>, or from the Environment Agency at www.environment-agency.gov.uk.
- 10 Under Section 25 of the GLC (General Powers) Act 1983, the residential

accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.

- 11 With regard to the wording 'above ground works' within the above conditions, for the purposes of this decision notice, this excludes works of site clearance and preparation, demolition, basement excavation and laying of the basement slab.
- 12 Any access to, or scaffolding oversailing, the Canal & River Trust's land or water during the construction must be agreed in writing with the Canal & River Trust before development commences. Please contact Jonathan Young in the Canal & River Trust's Estate Team at jonathan.young@canalrivertrust.org.uk for further information.
- 13 Any drainage from the site into the Regent's Canal will be subject to an agreement with the Canal & River Trust before development commences. Please contact Liz Murdoch in the Canal & River Trust's Utilities Team at liz.murdoch@canalrivertrust.org.uk for further information.
- 14 The applicant/developer should refer to the current Canal & River Trust Code of Practice for Works affecting the Canal & River Trust to ensure that any necessary consents are obtained, and liaise with the Trust's Third Party Work's Engineer:
<http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>.
- 15 In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.
- 16 In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. The applicant is advised to visit thameswater.co.uk/buildover
- 17 A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing,

cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer