

Application ref: 2020/0030/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Email: laura.hazelton@camden.gov.uk
Date: 28 September 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

Marek Wojciechowski Architects
66-68 Margaret Street
London
W1W 8SR

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:
**Rear Of 1-3
Britannia Street
London
WC1X 9BN**

Proposal: Variation of condition 2 (approved drawings) of planning permission ref: 2016/6356/P dated 17/04/2018 for the demolition of 2 storey light industrial building (B1c use) and redevelopment of the site including the erection of a 3 storey plus basement building to provide office (B1a use) and flexible gallery (D1 use)/office use at basement level (abbreviated); namely, the addition of a green wall, planter boxes, and amendment to design of entrance door.

Drawing Nos:

Superseded drawings: P_01 rev P2, P_03 rev B, P_04 rev B, P_11 rev P2, P_12 rev B, P_13 rev B

Amended drawings: P_01 rev P4, P_03 rev D, P_04 rev D, P_11 rev P4, P_12 rev D, P_13 rev D, Living wall design proposal option 1 ref: MWA_ANS_KCR_001 rev B, MWA_ANS_KCR_002 rev A, Typical Living Wall Irrigation with Tank Layout dated 24/09/2019, ANS Living wall module 2019 dated 17/01/2019 rev A, ANS Global Maintenance Schedule, ANS Living wall product guide 2019.

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 the original permission reference 2016/6356/P dated 17/04/2018.

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

- 2 For the purposes of this decision, condition no.2 of planning permission 2016/6356/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

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

D_01 rev P2, D_02 rev P2, D_03 rev P2, D_04 rev P2, D_11 rev P2, D_12 rev P2, D_13 rev P2, D_21 rev P2, D_22 rev P2, D_23 rev P2, D_24 rev P2, D_25 rev P2.

E_01 rev P1, E_03 rev P1, E_04 rev P1, E_11 rev P1, E_12 rev P1, E_13 rev P1, E_21 rev P1, E_22 rev P1, E_23 rev P1, E_24 rev P1, E_25 rev P1.

P_00 rev P1, P_01 rev P4, P_02 rev P2, P_03 rev D, P_04 rev D, P_05 rev B, P_11 rev P4, P_12 rev D, P_13 rev D, P_21 rev P2, P_22 rev P2, P_23 rev P2, P_24 rev B, P_25 rev B, P_26 rev B, P_30 rev B.

Living wall design proposal option 1 ref: MWA_ANS_KCR_001 rev B, MWA_ANS_KCR_002 rev A, Typical Living Wall Irrigation with Tank Layout dated 24/09/2019, ANS Living wall module 2019 dated 17/01/2019 rev A, ANS Global Maintenance Schedule, ANS Living wall product guide 2019.

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

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

a) Details including sections at 1:10 of all windows (including jambs, head and cill), external doors and gates.

b) Manufacturer's specification details of all external facing materials, including a sample brickwork panel to be available to view on site.

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

Reason: To safeguard the appearance of the premises and the character of

the immediate area in accordance with the requirements of Policies D1 and D2 of the Camden Local Plan 2017.

- 4 The green roofs at first and second floor level shall not be used as roof terraces and shall be accessed for maintenance purposes only.

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

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body, in accordance with the details approved under reference 2018/2096/P dated 12/09/2018, or other such details which have been approved by the LPA which shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of Policy A5 of the Camden Local Plan 2017.

- 6 Cycle parking for 13 x bicycles as shown on approved drawing no. P_01 rev.P2 shall be provided in its entirety prior to the first occupation of the building, and permanently retained thereafter.

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

- 7 The external noise level emitted from plant, machinery or equipment with specified noise mitigation at the development hereby approved shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

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

- 8 Prior to use of the plant hereby approved, noise mitigation measures shall be installed in accordance with the recommendations made in report ref: 14682.PCR.Rev B dated 16/03/2017. 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 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery

operating together at maximum capacity. These measures shall be implemented prior to use of the installation and thereafter be permanently retained.

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

- 9 Prior to commencement of use, a Servicing Management Plan shall be submitted to and approved in writing by the Council. Details shall include times and frequency of deliveries and collections, vehicle movements, silent reversing methods, location of loading bays, quiet loading/unloading measures, etc.

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

- 10 The sustainable drainage system including 142m² green roof (with attenuation layer) and 3.75m³ below ground attenuation shall be installed in accordance with the details approved under reference 2018/2103/P dated 23/10/2018, or other such details as submitted to and approved in writing by the local planning authority. 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 maximum site run-off rate of 5 l/s. Details shall include a lifetime maintenance plan, and shall thereafter 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, CC3 and CC4 of the Camden Local Plan 2017.

- 11 Prior to occupation, evidence that the sustainable drainage system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Authority and approved in writing. 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, CC3 of the Camden Local Plan 2017.

- 12 The photovoltaic cells shall be installed in accordance with the details approved under reference 2018/2103/P dated 23/10/2018, or other such details as submitted to and approved in writing by the local planning authority. The detailed plans shall show the location and extent of photovoltaic cells to be installed on the building and 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 Policy CC1 of the Camden Local Plan 2017.

- 13 The biodiverse, substrate-based extensive living roof shall be installed in accordance with the details approved under reference 2018/2103/P dated 23/10/2018, or other such details as submitted to and approved in writing by the local planning authority. The details shall include the following: A. detailed maintenance plan, B. details of its construction and the materials used, C. a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and D. full planting details including species showing planting of at least 16 plugs per m². 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. Guidance on living roofs is available in the Camden Biodiversity Action Plan: Advice Note on Living Roofs and Walls.

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, CC3 and CC4 of the Camden Local Plan 2017.

- 14 Bird and bat nesting boxes or bricks shall be installed in accordance with the details approved under reference 2018/2103/P dated 23/10/2018, or other such details as submitted to and approved in writing by the local planning authority prior to any superstructure works commencing on site. Details shall include the exact location, height, aspect, specification and indication of species to be accommodated. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained. Guidance on biodiversity enhancements including artificial nesting and roosting sites is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features.

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 2011, and Policy A3 of the Camden Local Plan 2017.

- 15 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 IIIB 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 of CC1, CC2 and CC4 of the Camden Local Plan 2017.

- 16 At least 28 days before the development hereby permitted commences a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation

must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), in accordance with details submitted under reference 2018/2096/P dated 12/09/2018 or other such details as approved in writing by the Local Planning Authority.

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

- 17 A site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results approved under reference 2018/2096/P dated 12/09/2018 or other such details as approved by the local planning authority. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented 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 policy A1 of the Camden Local Plan.

- 18 Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

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

- 19 Prior to commencement of use, a light spill mitigation plan shall be submitted to and approved in writing by the Council in consultation with local residents. The use shall thereafter not be carried out other than in accordance with such plan as has been approved.

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

- 20 The green wall hereby approved shall be installed and maintained in accordance with the following documents: Living wall design proposal option 1 ref: MWA_ANS_KCR_001 rev B, MWA_ANS_KCR_002 rev A, Typical Living

Wall Irrigation with Tank Layout dated 24/09/2019, ANS Living wall module 2019 dated 17/01/2019 rev A, ANS Global Maintenance Schedule, ANS Living wall product guide 2019.

Reason: To ensure that the green wall maintains a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting permission

The proposals include the installation of a green wall to the southern elevation. This is welcomed as it would provide an attractive outlook for residents of Derby Lodge and increase the biodiversity of the site. The green wall details have been reviewed by the Council's Trees and Landscaping Officers who have confirmed the details are suitable for the site. The maintenance details are sufficient to demonstrate the wall will be sustainable, and the ongoing maintenance of the green wall will be secured by a suitable condition.

The changes to the design of the front entrance door are considered acceptable and would retain the industrial design aesthetic previously approved.

The installation of planter boxes to four second floor windows is considered a minor change which would improve the appearance of this elevation and offer increased privacy for surrounding residents.

The proposals are not considered to result in harm to neighbouring amenity by way of loss of outlook, daylight or privacy.

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.

Six letters of support were received prior to the determination of the application. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, A1, A3, A4, A5, D1, D2, CC1, CC2, CC3, CC4, CC5 and T1, of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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.

- 3 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).
- 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 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.
- 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 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 9 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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
Director of Economy, Regeneration and Investment