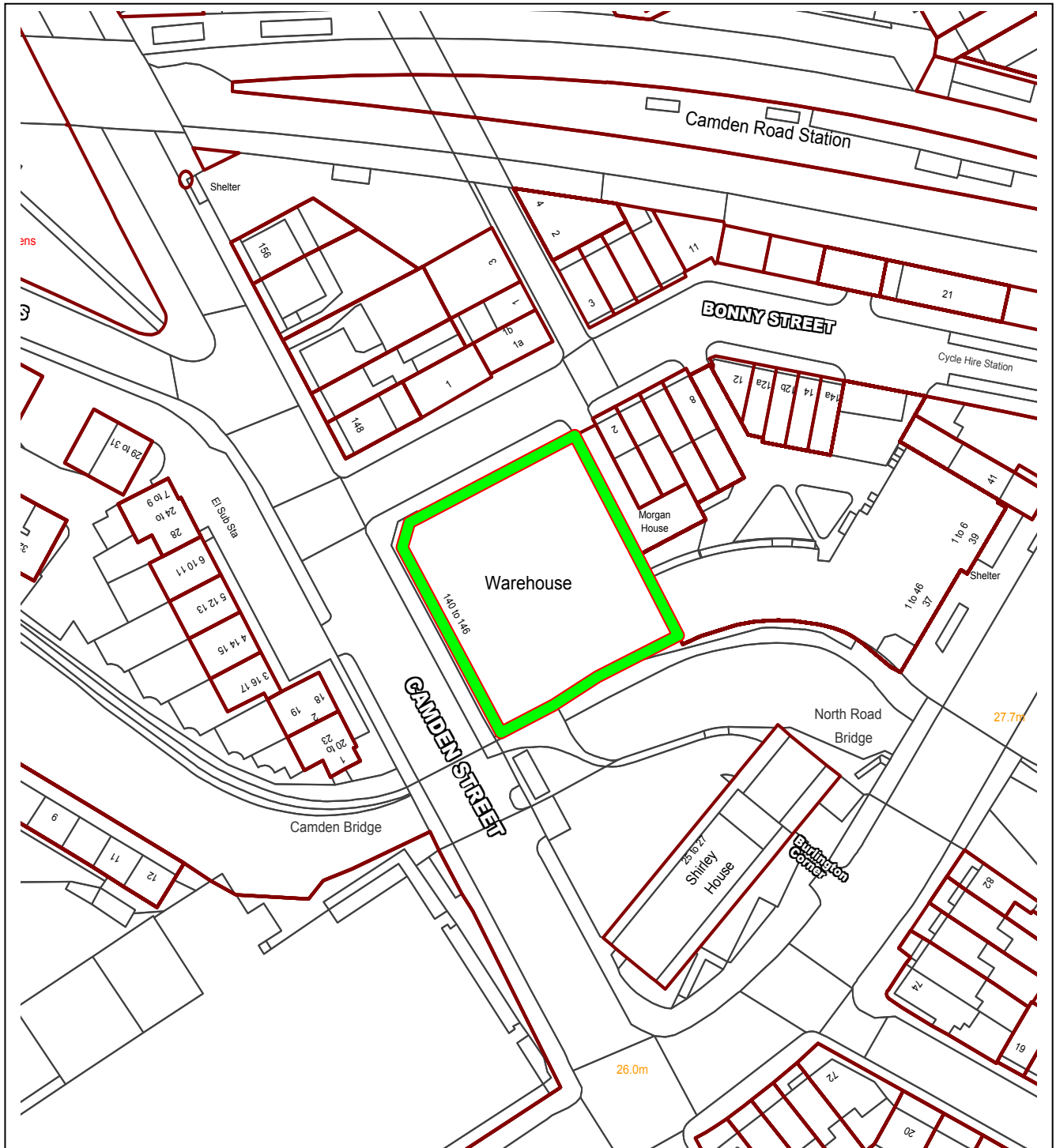


**2020/3219/P**  
**140-146 Camden Street, NW1 9PF**



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## Photographs

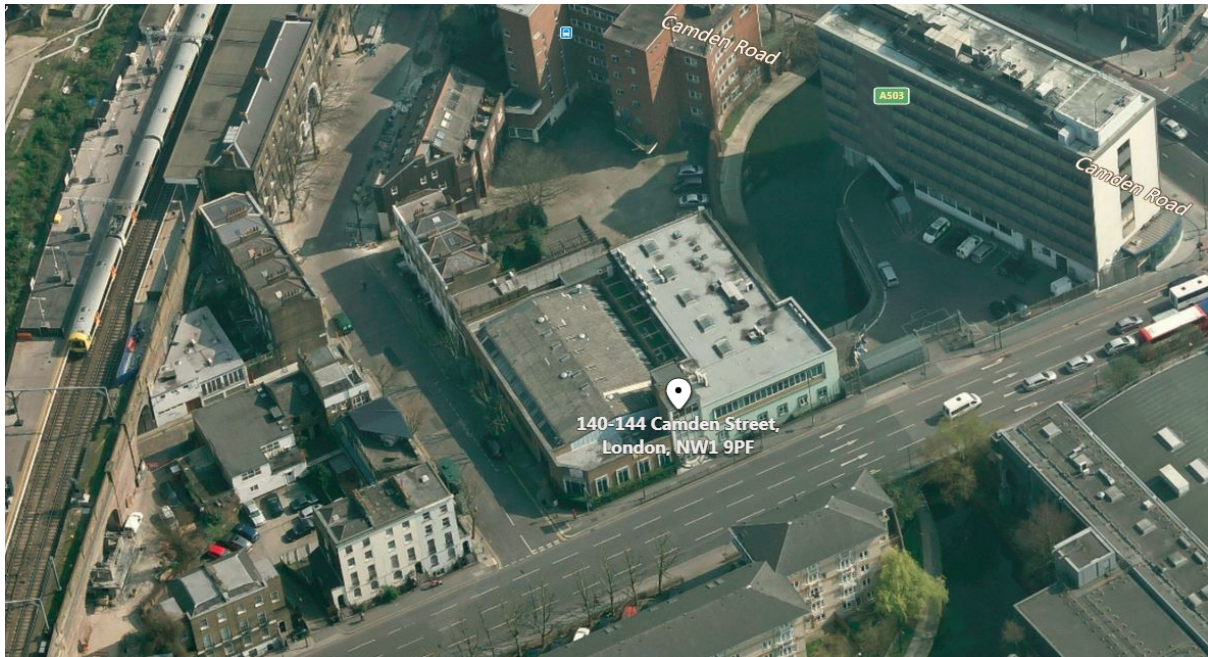


Photo 1 – Aerial view of site prior to demolition

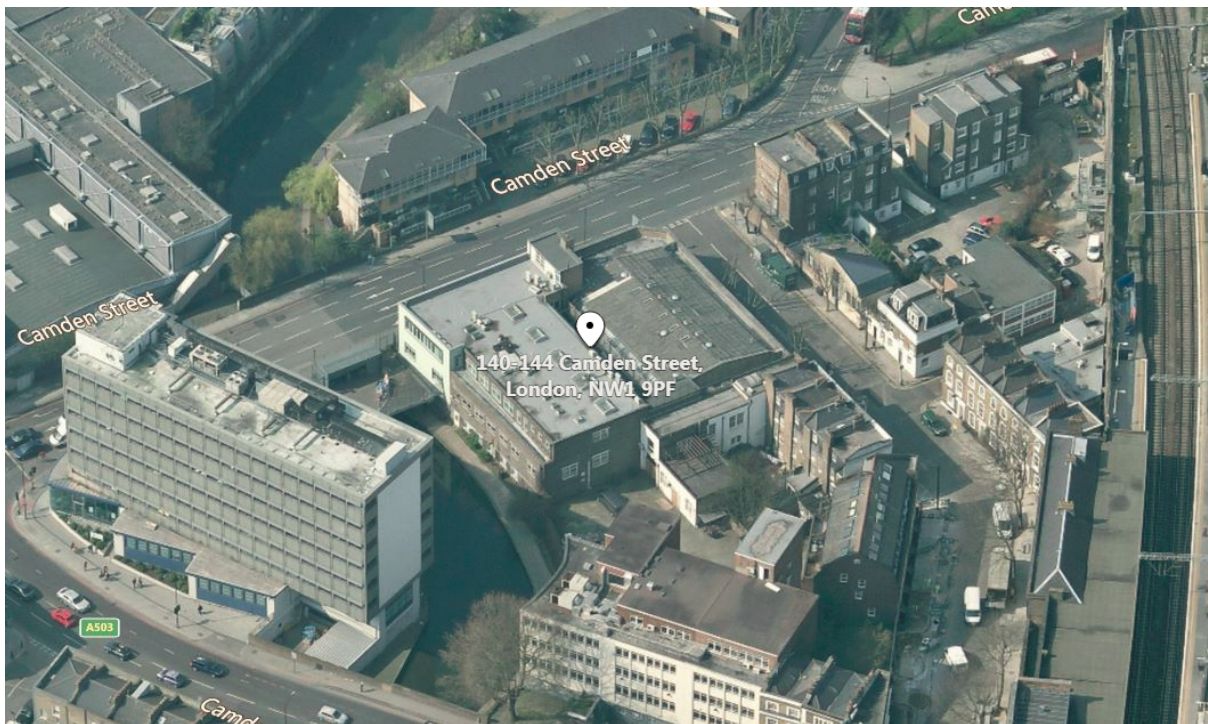


Photo 2 – Aerial view of site prior to demolition





Photo 3 – Recent photo of cleared site (looking south towards Shirley House)



Visual 1 – View westwards along Regent's Canal showing projecting balconies on both canal and internal courtyard elevation



View 2 – View northwards down Camden Street showing projecting balconies on canal elevation

<b>Delegated Report (Members Briefing)</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>19/10/2020</b>
	N/A / attached	<b>Consultation Expiry Date:</b>	<b>30/08/2020</b>
<b>Officer</b>		<b>Application Number(s)</b>	
Kristina Smith		2020/3219/P	
<b>Application Address</b>		<b>Drawing Numbers</b>	
140-146 Camden Street London NW1 9PF		Refer to draft decision notice	
<b>Proposal(s)</b>			
Variation of conditions 2 (approved plans) and 6 (green roof and wall) of planning permission ref. 2014/7908/P (as later amended by planning permission ref. 2017/1407/P dated 28/11/19, 2019/3403/P dated 10/09/2019 and 2019/5155/P dated 10/07/2020) for Demolition of the existing buildings and erection of 1 - 8 storey building (plus basement excavation) comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units with associated landscaping, namely to introduce projecting balconies on the southern (canalside) and eastern (courtyard) elevations only and remove green wall			
<b>Recommendation(s):</b>	Grant conditional permission subject to a deed of variation of S106		
<b>Application Type:</b>	Variation or Removal of Condition(s)		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Adjoining Occupiers:</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>  <i>Officer response in italics</i>	<ul style="list-style-type: none"> <li>➤ A site notice was displayed from 05/08/2020</li> <li>➤ A press advert was published from 086/08/2020</li> </ul> <p>One objection has been received on the following grounds:</p> <ul style="list-style-type: none"> <li>• Full objection unless realistically affordable housing units are provided on site rather than in another part of the Borough</li> </ul> <p><i>Officer response: this application relates to the provision of balconies and removal of green wall only. However, it is noted that the wider scheme does provide on-site affordable housing.</i></p>			
<b>Local groups comments:</b>	<p>Regents Network and Regent's Canal Conservation Area Advisory Committee objected on the following grounds:</p> <ul style="list-style-type: none"> <li>• Concerned that balconies are unsafe for those walking underneath them along the towpath</li> </ul> <p><i>Officer response: further design details of balustrade will be subject to condition in order to design out potential safety risks e.g. objects falling from the balcony. In light of this, the likelihood of the balconies resulting in a safety risk to pedestrians is not sufficient to warrant a refusal of the application</i></p> <ul style="list-style-type: none"> <li>• Would impinge on the towpath which is an area of designated open space and part of London's Blue Ribbon Network. All London Green Grid' (ALGG) Supplementary Planning Guidance which supports the implementation of Open Space Policies of the London Plan</li> <li>• Projecting balconies are not very usable</li> <li>• Projecting balconies ruin vistas, views, sky and open space in numerous streets.</li> </ul> <p><i>Officer response: please refer to design and conservation section of report</i></p>			
<b>Site Description</b>				
<p>The application site has been recently cleared in association with the implementation of planning permission ref. 2019/5155/P. Prior to demolition it comprised two 1950s commercial buildings; a large single storey brick warehouse building and a double storey office building.</p> <p>The site is bound by Camden Street to the west, Bonny Street to the north, and the Regents Canal to the south. The canal towpath is designated as public open space.</p> <p>There are two large buildings in the vicinity of the site. Shirley House, occupied by the British Transport Policy, is a 7 storey building to the south of the site on the north-eastern corner of Camden Street and Camden Road. Regent's Canalside, a recently completed residential development, is a 4 – 7 storey building to the east of the site on Camden Road (formerly known as Twyman House). The 4 storey element of Regent's Canalside directly adjoins the subject site. Morgan House directly abuts the north east of the site. No's 2-8 Bonny Street form a terrace of 19<sup>th</sup> century grade II listed buildings.</p>				

The site is located outside, but close to the boundary of, the Camden Town Centre.

The site is located within the Regent's Canal Conservation Area and adjoins the Jeffrey's Street Conservation Area to the north.

## **Relevant History**

### Original Permission

**2014/7908/P** - Demolition of existing buildings, excavation of extension to existing single storey basement and erection of 1 - 8 storey building comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units (4 x studio, 19 x 1-bed, 18 x 2-bed and 11 x 3-bed C3 use class) with associated landscaping – **Granted subject to a section 106 legal agreement 11/05/2016.**

### Subsequent s.73 / s.96a applications

**2017/1407/P** - Variation of condition 25 (demolition and construction contracts) of planning permission 2014/7908/P dated 11/05/2016 (for demolition of existing buildings, excavation of extension to existing single storey basement and erection of 1 - 8 storey building comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units (4 x studio, 19 x 1-bed, 18 x 2-bed and 11 x 3-bed C3 use class) with associated landscaping.) namely to allow for separate contracts for demolition and construction of the development. **Variation of condition granted subject to a section 106 Deed of Variation 28/11/2017 – N.B. This scheme has been implemented.**

**2017/6720/P** - Alterations to Block A lightwell and railings, omission of GF balcony, removal of courtyard lightwell, repositioning of Block B access, re-arrangement of wheelchair unit at GF, lighting design, addition of private terraces in courtyard, security fencing, commercial access repositioned, GF recess omitted, stair access to communal terrace added, changes to window design and faience columns and repositioning of lift – **Non-material amendment approved on 9/2/2018**

**2019/3403/P** - Variation of condition 2 (approved plans) and removal of condition 12 (lifetime homes) of planning permission ref. 2017/1407/P (dated 28/11/19) for Demolition of existing buildings and erection of 1 - 8 storey building (plus basement excavation) comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units with associated landscaping, namely to amend housing mix; internal reconfiguration to create larger unit sizes and reduce cores; relocation of wheelchair unit, plant, refuse and cycle store and associated elevational alterations at ground floor level. **Granted Subject to a Section 106 Legal Agreement 10/09/2019**

**2019/5155/P** - Variation of condition 2 (approved plans) and condition 7 (energy strategy) of planning permission ref. 2019/3403/P dated 10/09/2019 (for variation of condition 2 and removal of condition 12 of planning permission ref 2017/1407/P dated 28/11/2017 for variation of condition 25 of planning permission ref 2014/7908/P dated 11/05/2016 for Demolition of the existing buildings and erection of 1 - 8 storey building (plus basement excavation) comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units with associated landscaping), namely to convert from CHP to ASHP with associated relocation of plant rooms and to alter elevations. **Granted Subject to a Section 106 Legal Agreement 10/07/2020**

### Previous applications on site

**8903552** - Demolition of existing single storey building and erection of new five storey building. **Refused 25/04/1990.**

Reasons for refusal included loss of light, excessive floorspace for area, contrary to office policy, impact on conservation area.

## Relevant policies

### National Planning Policy Framework 2019

### *Intend to Publish* London Plan 2019

### The London Plan March 2016

### Camden Local Plan 2017

A1 Managing the impact of development

A3 Biodiversity

A4 Noise and vibration

D1 Design

D2 Heritage

DM1 Delivery and monitoring

### Camden Planning Guidance

CPG - Amenity (2018)

CPG - Design (2019)

CPG – Developer contribution (2019)

### Regent's Canal Conservation Area Appraisal and Management Strategy (2008) (CAAMS)

## Assessment

### 1. Proposal / Background

1.1. The application has been submitted under section 73 of the Town and Country Planning Act 1990 and seeks a number of minor material amendments to planning permission ref. 2014/7908/P (as later amended by planning permission refs. 2017/1407/P, 2019/3403/P and 2019/5155/P), including:

- The provision of:
  - 16 projecting balconies and 8 part-projecting juliet balconies on the south (canalside) elevation of Block C at first to sixth floor levels;
  - 11 projecting balconies on the east (courtyard) elevation of Block C at second to sixth floor levels.
- The removal of the green wall on the south facing courtyard elevation of Block A due to newly introduced fire-related building regulations.
- Reconfiguration of several recessed balconies on Camden Street elevation

1.2. The site has now been cleared and works to prepare for the piling and excavations are now underway. The implemented scheme (permission ref. 2019/5155/P dated 10/07/2020) is a material consideration in the assessment of the application and carries significant planning weight.

### 2. Assessment

2.1. The main considerations in the assessment of the application are:

- Design
- Amenity



## Design

- 2.2. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 (Design) states that all development should consider the character, setting, context and the form and scale of neighbouring buildings whilst Policy D2 (Heritage) states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.3. The site is located within the Regent's Canal Conservation Area. Accordingly, the Council has a statutory duty to preserve or enhance the character or appearance of the Conservation Area and protect the special architectural interest of the listed building and its setting, under s.72 (respectively) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

### *Addition of balconies*

- 2.4. The proposal involves installing projecting balconies to the eastern and southern elevations only. In some cases the projecting balconies would be in place of recessed balconies to enable additional internal floorspace, and in other cases the balconies would provide additional private amenity space. The decision to incorporate projecting balconies is understood to be a consequence of Covid-19 and a subsequent heightened focus on standards of residential accommodation. The projecting balconies would be located at first to sixth floor levels on the southern elevation and second to sixth floor levels on the eastern elevation. It is noted that the consented scheme already includes Juliet balconies that project c.0.4m from the building's façade on the southern elevation and this proposal seeks to extend the projection to c.1.5m.
- 2.5. On the lower four-storey element of Block C, the proposal also involves providing a total of 8 (4 at first floor and 4 at second floor level) Juliet balconies of 0.4m projection in place of full-length windows. As approved, the windows incorporated a metal balustrade so the proposed Juliet balconies would not appear materially different.
- 2.6. Projecting balconies are a feature of several canalside developments, including the adjacent Regent's Canalside development and so the proposed balconies would not appear out of character. It is acknowledged that the Regent's Canal is a designated open space and the Council seeks to protect the setting of such spaces; however, the Regent's Canal Conservation Area Appraisal and Management Strategy notes that it is not perceived as a truly open space due to its twisting route and views are curtailed by the bends in the canal and the bridges which cross it. The application site is situated on a small section of canal between two bends which would prevent the new building from being visible in longer views from the canal path. Furthermore, the balconies would be of modest scale, commensurate with those at the adjacent development, and would avoid dominating the elevation. As such, the proposal would avoid harm to the setting of the open space and would preserve the character and appearance of the Regent's Canal Conservation Area.
- 2.7. All balustrades would be of bronze coloured metal construction to match the existing material palette. A condition would require further details including samples and manufacturer's details of the balustrades to ensure a high quality finish. The details would also need to demonstrate that safety risks have been considered and designed out as far as possible, for example distances between balusters minimised to prevent objects falling through the gaps.

### *Removal of green wall*

- 2.8. The application seeks to remove a two storey section of green wall on the south elevation of block A that faces the internal courtyard. The reason behind this is the requirement for new build

residential buildings with a top floor above 18m must comply with fire regulations (in this case achieve *European Classification a2-s1 d0 or a1*), which the previously consented green wall does not. Whilst Block A is not 18m+, it is part of a development with linked blocks with Block C being over 18m in height. The Council's Building Control officer has provided advice that supports the applicant's justification.

- 2.9. In place of the green wall would be white glazed brickwork, a contrasting material that would continue to add some interest to this area of the building. A condition would require further details including samples and manufacturer's details of the brickwork.
- 2.10. Condition 6 seeks further details in relation to the green roof, which is to be retained. As such, the condition will remain but with reference to the green wall removed.
- 2.11. In addition to the aforementioned amendments, it is proposed to amend the placement of recessed balconies on the Camden Street elevation, removing two at first, second and third floor levels and including one at fourth floor level. These changes would not have a material impact on how the building appears from the street elevation, particularly as there is no uniformity to the distance between the front building line and the set back of the glazing behind. The changes would also not be of the detriment to the standard of accommodation as all flats would retain private amenity space (in the form of the projecting balconies) and gain additional internal floorspace.
- 2.12. Officers have reviewed all proposed alterations against the original permission and consider that the proposed amendments satisfactorily preserve the quality and design of the original scheme and would preserve the character and appearance of the wider Conservation Area.

## **Amenity**

### *Daylight/ sunlight/ outlook*

- 2.13. The addition of balconies – by virtue of their scale and distance from neighbouring windows - would have no implications for loss of daylight/sunlight or outlook.

### *Privacy*

- 2.14. The balconies on the canal side elevation would face Shirley House, an office building at distances of between c.22 – 37m. As such, there are no concerns relating to privacy. The balconies on the internal courtyard would not face any existing residential windows.
- 2.15. At sixth floor level, a balcony facing the internal courtyard would serve two units. To prevent overlooking, a privacy screen would be installed in the middle of the balcony.

### *Noise*

- 2.16. Given the residential nature of the balconies, and their limited capacity, it is not considered they would result in significant noise and disturbance for nearby residential occupiers, the closest of which would be located at Regents Canalside development.

## **3. Recommendation**

- 3.1. Grant Conditional Planning Permission subject to a Section 106 Deed of Variation.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 5<sup>th</sup> October 2020, nominated members will advise whether they consider this application***

*should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.*

Application ref: 2020/3219/P  
Contact:  
Tel: 020 7974  
Date: 30 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

ROK Planning  
16 Upper Woburn Place  
London  
WC1H0AF

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**140-146**  
**Camden Street**  
**London**  
**NW1 9PF**

**DECISION**  
Proposal:

Variation of condition 2 (approved plans) of planning permission ref. 2014/7908/P (as later amended by planning permission ref. 2017/1407/P dated 28/11/19, 2019/3403/P dated 10/09/2019 and 2019/5155/P dated 10/07/2020) for Demolition of the existing buildings and erection of 1 - 8 storey building (plus basement excavation) comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units with associated landscaping, namely to introduce projecting balconies on the southern (canalside) and eastern (courtyard) elevations only and remove green wall

Drawing Nos: Revised drawings: A111-Rev H; A114-Rev L; A115-Rev K; A116-Rev M; A117-Rev K; A118-Rev M; A119-Rev L; A120-Rev L; A121-Rev N; A211-Rev L; A212-Rev M; A213-Rev M; A214-Rev M; A215-Rev M; A216-Rev M; A312-Rev H; A313-Rev K; A314-Rev M

Superseded: A111-Rev G; A114-Rev J; A115-Rev J; A116-Rev J; A117-Rev J; A118-Rev J; A119-Rev J; A120-Rev J; A121-Rev J; A211-Rev G; A212-Rev H; A213-Rev H; A214-Rev G; A215-Rev H; A216-Rev H; A312-Rev F; A313-Rev F; A314-Rev H

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 planning permission ref 2014/7908/P (dated 11/05/2016).

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 2019/5155/P dated 10/07/2020 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:

Drawings: D-CSC3-A100; D-CSC3-A101; D-CSC3- A102; D-CSC3A103; D-CSC3-A104; D-CSC3-A105; D-CSC3-A201; D-CSC3-A202; D- CSC3-A203; DCSC3-A204; D-CSC3-A205; D-CSC3-A206; D-CSC3-A207; D-CSC3- A208; D-CSC3A209; A110-Rev G; A112-Rev J; A113-Rev L; A311-Rev G; A315-Rev C; A111-Rev H; A114-Rev L; A115-Rev K; A116-Rev M; A117-Rev K; A118-Rev M; A119-Rev L; A120-Rev L; A121-Rev N; A211-Rev L; A212-Rev M; A213-Rev M; A214-Rev M; A215-Rev M; A216-Rev M; A312-Rev H; A313-Rev K; A314-Rev M

Documents: Affordable Housing Statement including Planning Obligations by Douglas Birt Consulting dated Feb 2015; Air Quality Assessment Update by Air Quality Consultants dated 20/02/15; Arboricultural Impact Assessment Ref: CHL/CMD/AIA/03a by Landmark Trees dated 08/12/14; Basement Impact Assessment v7 by Price & Myers dated May 2015; Biodiversity and Ecological Assessment June by The Ecology Consultancy dated 04/06/14; BREEAM Report v3 by Price and Myers dated 26/06/14; Camden Street Materials Statement by Price & Myers undated; Code of Sustainable Homes Pre-Assessment Report v2 by Price and Myers dated 16/12/14; Construction Management Plan by Chassay + Last dated 09/12/14; Daylight within the Proposed Development by Anstey Horne dated 08/12/14; Daylight & Sunlight Report by Anstey Horne dated 09/12/14; Daylight & Sunlight Report Addendum Letter by Anstey Horne dated 19/02/15; Design & Access Statement (Including Waste Storage & Collection Strategy) by Chassay + Last dated Dec 2014; Existing Commercial Employment and Marketing Report by Goldstein Leigh dated 01/06/14; Existing Commercial Schedule of Accommodation by Chassey & Last dated 15/12/14; Independent Review of Assessment of Viability by BPS Chartered Surveyors dated 09/03/15; Independent Review of Assessment of Viability Addendum by BPS Chartered Surveyors dated 14/05/15; Landscape Design & Access Statement by Turkington Martin dated Dec 2014; Letter Replying to Viability Analysis from Allsop



dated 11/05/15; Letter Replying to Review of Viability from Douglas Birt Consulting dated 01/07/15; Letters Replying to BIA review from Price & Myers dated 14/05/15 & 10/06/15; Lifetime Homes Statement and Wheelchair Accessibility Rev A by Chassay + Last dated Feb 2015; Marketing Letter from Roy Hayim dated 06/11/13; Revised Independent Assessment of Re-revised Basement Excavation Justification for Planning Application 2014/7908/P by Chelmer dated July 2015; Statement of Community involvement by Bellenden dated Dec 2014; Secured by Design by Chassay + Last dated Dec 2014; Service Strategy by KUT Associates dated 15/07/13; Services Strategy for the Provision of Building Services v5 by KUT Associates dated 02/02/15; Structural Engineering Design Summary by Price & Myers dated May 2015; Townscape, Heritage and Visual Impact Assessment by City Designer dated 10/12/14; Townscape, Heritage and Visual Impact Assessment Addendum by City Designer dated 19/02/15; Townscape, Heritage and Visual Impact Assessment Addendum 2 by City Designer dated 03/07/15; Transport Statement by TTP Consulting dated Dec 2014; and Viability Report relating to Employment Floorspace by Currell Commercial dated 17/12/14; Planning statement (dated June 2019); Energy Strategy Justification document prepared by Whitecode Design Associates (24 January 2020); Acoustic Assessment prepared by RBA Acoustics; Energy Strategy Revision 1 3/10/19 by Whitecode Design Associates; Energy Strategy Addendum 3/10/19 by Whitecode Design Associates; Covering letter by ROK 17/1/20; Cover letter dated 20th July

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

- 3 Prior to commencement of the relevant phase of the works, detailed drawings, and/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 development is begun:
  - a) Plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors including shopfronts at a scale of 1:10;
  - b) Typical details of railings and balustrades at a scale of 1:10, including method of fixing;
  - c) Details elevations and section showing typical facing brick arrangement including expansion joints and brick detailing;
  - d) Samples and manufacturer's details of new facing materials including brickwork, windows and door frames, balustrades, glazed tiles and faience and any other facing materials;
  - e) A sample panel of brickwork for each brick colour and brick pattern (incl. 'hit-and-miss' elements and textured feature walls) being no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding. Submission in respect of this sample means erection on site for inspection and approval by the local planning authority.

The relevant part of the development 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 policy D1 and D2 of the Camden Local Plan 2017.

- 4 Prior to the commencement of work on the superstructure, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall have been submitted to and approved by the local planning authority in writing. Such details shall include details of proposed screening, roof terrace design, roof terrace planting, and canal side planting and a programme for implementation. The development 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 D2 of the Camden Local Plan 2017.

- 5 The following schedule of cycle parking facilities shall be provided in their entirety prior to the first occupation of any of the new units and permanently retained thereafter-

Commercial: 24 spaces  
Social Rented: 12 spaces  
Shared Ownership: 28 spaces  
Private: 64 spaces  
Total: 128 spaces

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policies T1 and T2 of the Camden Local Plan 2017.

- 6 Prior to the commencement of work on the superstructure, a plan showing details of the green roof (including 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 green roof, and a programme for a scheme of maintenance) shall be submitted to and approved in writing by the local planning authority.

The green roof shall be fully provided in accordance with the approved details prior to first occupation and shall be retained and maintained in accordance with the approved scheme of maintenance thereafter.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CC1, CC2, CC3, CC4, D1, D2, A2 and A3 of the Camden Local Plan 2017.

- 7 Prior to the commencement of work on the superstructure, full details of a sustainable urban drainage system, detailing any on and/or off site drainage works shall be 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 30% provision for climate change, and shall demonstrate a 50% reduction in run off rate from the existing condition. This shall also include details of how the system shall be maintained and managed after completion.

The system shall be completed before the development is occupied and thereafter retained and maintained.

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 A1, D1, D2, CC1, CC2, CC3 and CC4 of the Camden Local Plan 2017.

- 8 The noise level in rooms at the development hereby approved shall meet the noise standard specified in British Standard BS8233:2014 for internal rooms and external amenity areas. Details of noise protection measures within the development shall be submitted to and approved by the local planning authority prior to the commencement of work on the superstructure. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure the occupiers of the proposed flats are not unduly disturbed by nuisance from traffic noise, in accordance with policies A1 and A4 of the Camden Local Plan 2017.

- 9 Prior to the commencement of work on the superstructure, details shall be submitted to and approved in writing by the local planning authority of an enhanced sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/uses in adjoining dwellings (namely the living room and kitchen above the bedroom of a separate dwelling). Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure the occupiers of the proposed flats are not unduly disturbed by nuisance from traffic noise, in accordance with policies A1 and A4 of the Camden Local Plan 2017.

- 10 Prior to the commencement of work on the superstructure, a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to first occupation of the development and permanently retained thereafter.

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 policies A2 and A3 of the Camden Local Plan 2017.

- 11 No part of the flat roof areas hereby approved, other than those specifically indicated as such on the approved drawings, shall be used as roof terraces. Other than the approved roof terraces, the use of these flat roof areas shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policies A1 and A4 of the Camden Local Plan 2017.

- 12 All trees growing on adjoining sites and public land shall be retained and protected from damage prior to commencement of works on site in accordance with the approved protection details in Arboricultural Impact Assessment Ref: CHL/CMD/AIA/03a by Landmark Trees dated 08/12/14.

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 A2 and A3 of the Camden Local Plan 2017.

- 13 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, 'man-safe' rails or satellite dishes shall be fixed or installed on the external face of the buildings hereby permitted, 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, D2 and C6 of the Camden Local Plan 2017.

- 14 At least 28 days before building of the superstructure commences:

(a) 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; 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 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 Local Plan 2017.

- 15 At the end of the construction work, and prior to occupation of the development, the waterway wall should be resurveyed and a report submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust which outlines evidence of any damage caused to the waterway wall by the construction work and if necessary a method statement and repairs schedule (including a programme of implementation) to make good any damage.

Any such works shall be carried out in accordance with the approved method statement and repairs schedule prior to occupation of the development.

Reason: To protect the visual amenity and safety of the area in accordance with the requirements of policies A1, D1, D2, C5 and C6 of the Camden Local Plan 2017.

- 16 Prior to the commencement of work on the superstructure, details of measures (including privacy screens, non-trafficable areas and screen planting) to minimise the opportunities for overlooking of flats within the development from all private/communal terraces and balconies, shall be submitted to and approved in writing by the local planning authority.

The development shall be carried out in accordance with the details thus approved prior to occupation and maintained and permanently retained thereafter.

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

- 17 A contract for the carrying out the work on the development of the superstructure shall be provided and completed within 6 months of the demolition of the site commencing.

Reason: To protect the visual amenity of the area in accordance with the requirements of policies A1, D1 and D2 of the Camden Local Plan 2017.

- 18 The waste facility as approved shall be provided and available for use 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 policies CC5, A1 and A4 of the Camden Local Plan 2017.

- 19 Unit A.12, as indicated on plan number D-CSC3-A114-Rev.J hereby approved, shall be designed and constructed in accordance with Building Regulations Part M4 (3) (2b). 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 policies H6 and C6 of the Camden Local Plan 2017.

- 20 All units with the exception of unit A.12 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 policies H6 and C6 of the Camden Local Plan 2017.

- 21 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(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 15dB(A) below the LA90, expressed in dB(A).



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 London Borough of Camden Local Plan 2017.

- 22 The impact piling shall be carried out in accordance with the piling method statement, prepared in consultation with Thames Water and approved on 13/03/2019 under reference 2017/6842/P, or other such details which have 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 policies CC1 and CC3 of the Camden Local Plan 2017.

- 23 The development shall be carried out in accordance with the details of the suitably qualified chartered engineer approved on 12/04/2017 under reference 2017/1832/P, or other such details which have been submitted to and approved in writing by the local planning authority.

For the duration of the construction works details of any subsequent change or reappointment shall be submitted to and approved in writing by the local planning authority.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2, C6 and A5 of the Camden Local Plan 2017.

- 24 The development must be carried out in accordance with the Risk Assessment and Method Statement approved on 12/03/2019 under reference 2017/6833/P, or other such details which have been submitted to and approved in writing by the local planning authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To protect the visual amenity and safety of the area in accordance with the requirements of policies D1, D2, C5 and C6 of the Camden Local Plan 2017.

- 25 The development must be carried out in accordance with the survey of condition of the waterway wall prepared in consultation with the Canal & River Trust and approved on 12/03/2019 under reference 2017/2056/P, or other such details which have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the visual amenity and safety of the area in accordance with the requirements of policies A1, D1, D2, C5 and C6 of the Camden Local Plan 2017.

- 26 Prior to commencement of above-ground works, details of the Air Source Heat Pumps and associated equipment to be installed on the building (including drawings and data sheets showing their location, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving) shall be submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a metering system including estimated costs to occupants and commitment to monitor performance of the system post construction. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The equipment 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 London Borough of Camden Local Plan 2017.

- 27 Prior to installation, full details of all plant equipment to be contained within the substation at ground floor level and plant room at lower ground floor level, including manufacturers specifications, noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations.

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

Informative(s):

- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 2 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.
- 3 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.

- 4 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.
- 5 Prior approval must be sought from the TfL Road Directorate structural team for the construction of the basement floor prior to work commencing on site to ensure that the structural integrity of the TLRN public highway would not be adversely affected.
- 6 The applicant/developer should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained (<http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>).  
The applicant is advised that surface water discharge to the Navigation will require prior consent from the Canal & River Trust.
- 7 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](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate