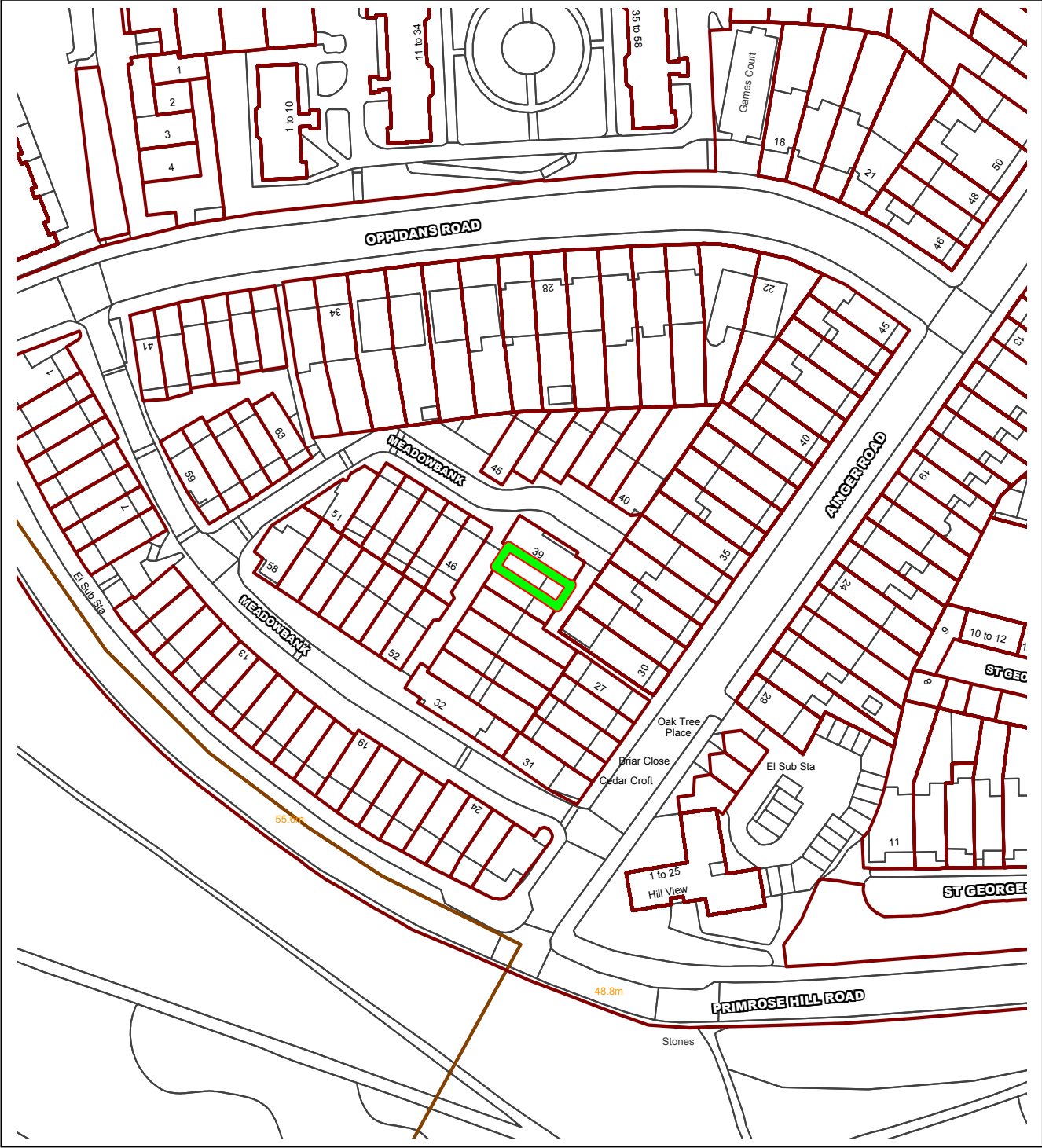
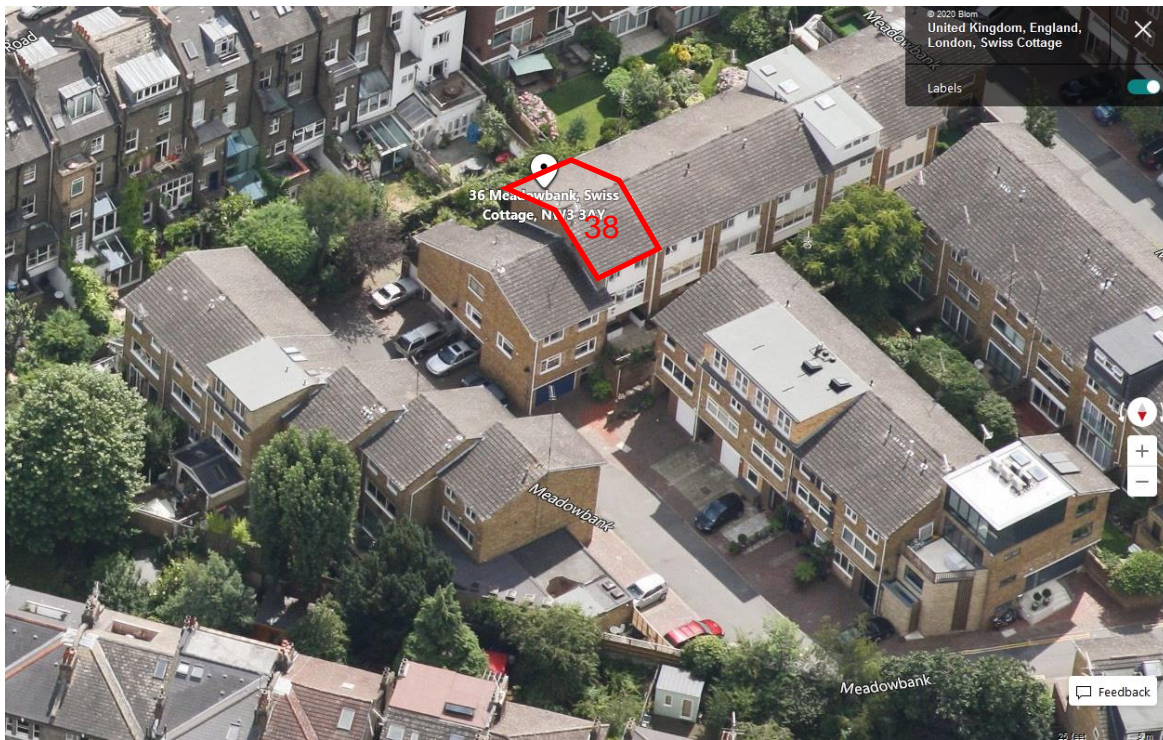


38 Meadowbank - 2019/6344/P



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

Site photos



1. Aerial view of 38 Meadowbank



2. View towards 38 Meadowbank from lower level



3. View towards 38 Meadowbank from upper level



4. Front elevation of 38 Meadowbank



5. Entrance of 38 Meadowbank with existing louvered enclosure for air conditioning condenser



6. View of rear of 38 Meadowbank and flank wall and upper floor terrace of no. 39



7. View of rear elevation of 38 Meadowbank

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	14/02/2020
		N/A	Consultation Expiry Date:	31/03/2020
Officer			Application Number(s)	
David Peres Da Costa			2019/6344/P	
Application Address			Drawing Numbers	
38 Meadowbank London NW3 3AY			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Excavation of basement with rear rooflights; replacement of French doors with windows at rear first floor; entrance extension, reduction in size of window and relocation of existing air conditioning unit to beneath window, all to ground floor front elevation.				
Recommendation(s):	Grant planning permission			
Application Type:	Full planning permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	05	No. of objections	05
Summary of consultation responses:	<p>Two site notices were displayed from 30/01/20 to 23/02/20. One was displayed near to No.38 and the other near to No.39.</p> <p>Objections were received from the occupiers of Number 44, 39, 40 and 48 as well a letter of objection from Esskay Management Services on behalf of Park View (Primrose Hill) Management (managers of the private estate).</p> <p>1. Notification</p> <ul style="list-style-type: none"> • No notice of the application was sent to me. • The position of the notice outside the steps leading up to No 38 is inadequate <p><i>Officer's comment: The Council no longer sends letters to householders. The consultation was carried out in line with the Council's Statement of Community Involvement and 2 site notices were displayed: One was displayed near to No.38 and the other near to No.39.</i></p> <p>2. Information provided is misrepresentative</p> <ul style="list-style-type: none"> • Number 38 is not end of terrace contrary to the information in the D&A statement; Number 38 and its garage are not connected and are on different levels. <p><i>Officer's comment: Number 38 is the end of the terrace at the upper level and it is noted that Number 39 continues the terrace at a lower level</i></p> <p>3. Construction access from garage</p> <ul style="list-style-type: none"> • If a hole in the structural wall to the rear of the garage is required, there are legal restrictions which prohibit this. • Conditions should restrict the size of the hole, prohibiting trucks or mechanical equipment being placed or driven under my home and strict obligations requiring monitoring of these works – no permanence access should be allowed under my home (No.39) <p><i>Officer's comment: The applicant has confirmed that the construction methodology would not involve construction access from the garage. The Traffic Plan originally submitted did not accord with the construction methodology set out in the BIA. As a consequence, the Traffic Plan has been revised so that it accords with the BIA.</i></p> <p>4. Amenity</p> <ul style="list-style-type: none"> • Noise vibration, dust and disturbance • Concerned that the pedestrian right of way at the rear of my home is likely to be obstructed and any deliveries to the front of No.38 may also affect the rights of occupiers of Nos. 37-33; concerned 					

about vehicles blocking garage of No.39; deliveries and removals should be restricted to the front of the applicant's garage

- Huge disruption to all the properties and garages in the cul de sac
- There should be strict limitations on working hours with no working on Saturday.
- The proposal seems to suggest that the entire access for these major works and all the machinery, equipment, earth etc relating to a basement construction will be made in front of my house and then up some steep and narrow stairs. This will prevent access to my home and also to all the residents who use these stairs for access.
- Concerned that new window (section CC) is very close to the bedroom and upper terrace of No. 39 – concerned about overlooking of terrace and noise from window
- Concerned about location of A/C unit and its impact on No. 39 – noise from the a/c unit should be no greater than the existing a/c unit

Officer's comment: A Construction Management Plan (CMP) would be secured by legal agreement. The CMP would be required to identify the potential impacts of the construction phase and state how any potential negative impacts will be mitigated. The CMP would also include details of how the construction will limit the disturbance from dust. The applicant has advised that there is potential for construction access from the rear pedestrian walkway rather than the front of the property. Details of this will need to be confirmed in the CMP. However, the Council is unlikely to support this walkway being completely closed by any construction access. It is noted that the rear pedestrian route is 3.5m wide. Please refer to the amenity assessment (paragraphs 2.18-2.21) which deals with the concerns raised with the window and a/c unit.

5. Design

- It represents overdevelopment of a relatively small site with limited access, bearing in mind the dormer roof extension recently carried out.
- The proposed building out of the entrance will disturb the symmetrical appearance of the row of terraced houses comprising numbers 33-38.

Officer's comment: The proposed extensions are not considered to harm the appearance of the host property or the adjoining terrace. The proposed ground floor extension would affect the existing rhythm of the terrace, but importantly the ground floor would continue to be articulated as the remainder of the front elevation would be set back from the extended part.

6. Basement

- Concern about flooding during the works;
- Unacceptable disturbance and risk of damage to neighbouring properties

Officer's comment: The independent auditor has confirmed that the BIA reflects the processes, procedures and requirements set out in Local Plan policy A5, and CPG Basements (2018) and is therefore acceptable.

7. Transport

- The applicant has no legal right to obstruct or temporarily suspend access to residents' garages and parking, nor to park a skip;
- Can the CMP require a consultation period of 4 weeks for any consultation with adjoining occupiers so that expert advice can be taken;
- The proposed vehicle loading area in front of the garage for #38 is land is owned by the Management Company for Meadowbank and not by #38. No permission has been granted by the Company for #38 to put a skip on it and it is by no means certain that this permission would be forthcoming.
- The Construction Management Plan refers to suspending parking bays - this is misleading as Meadowbank is a private estate and therefore there are no powers available to suspend parking as on public roads.
- The proposed development is not deliverable on the basis proposed in the supporting documentation, in particular the draft Construction Management Plan.
 - Meadowbank is a private highway, quite unable to support heavy construction traffic.
 - There is no room for the construction traffic to park or turn.
 - The applicants rely on their ability to suspend the use of parking spaces during the construction phase.
 - These are not parking spaces on the public highway, but on private land. They will have to attempt to negotiate such rights with the landowners and residents entitled to those rights.
 - The same applies to the use of the roadways and common areas for the placing of skips and the manoeuvring of construction traffic.
 - Construction activity will interfere with vehicle and pedestrian access throughout this part of Meadowbank (numbers 39-50), and in particular pedestrian access to the stairs between numbers 39 and 38, which is widely used by all such residents, as well as with the less frequently used footway which passes behind the development site to and from Meadowbank and Ainger Road.
 - The statement in paragraph 14 of the draft Construction Management Plan that consultations on any of these matters will have taken place 'prior to the submission of the planning application' is incorrect. To my knowledge there have been no such consultations to date, and this gives rise to the concern that the potential issues have either been underestimated or ignored in the push for planning permission.
 - I would ask that a decision on the application is deferred until such time as the applicants can satisfy the planning authority that the necessary negotiations with third parties are in hand, and stand a reasonable chance of success.
 - If this is not possible, I would ask that such matters are secured by planning conditions and/or planning agreements so that it is clear that the development cannot

	<p style="text-align: center;">commence ahead of their resolution.</p> <p><i>Officer's comment: The Council acknowledge that the site is located on a private estate and therefore the Council has limited control over the suspension of parking bays and skip location. This would be a private matter between the applicant, the residents and the management company/residents association on how best to mitigate the construction impacts. A CMP would be secured to make sure that the applicant consults with the other residents etc. during the CMP process. This would help limit and mitigate any potential disruption.</i></p> <p>8. <u>Other</u></p> <ul style="list-style-type: none"> • Would like a condition requiring the applicant to enter into a party wall award and for the applicant to pay all costs and fees relating to the party wall award • Concerned about downpipe relocation which provide drainage from the roof and the top terrace of No.39; a condition should be imposed requiring agreement as to the route with the owner of No.39 • Question the appropriateness of the pre-application advice from Camden that “basement under house likely to be acceptable” <p><i>Officer's comment: Party wall issues are a civil matter separate from planning. The applicant has confirmed that there is no intention to move the rainwater pipe and that it would stay in the same position on the elevation and would just be extended downwards to connect with new drainage at lower level. Development including basements have to be assessed in accordance with the Council's policies. The pre-application advice advised that “a basement beneath the footprint of the host property would be in accordance with the Council's guidance in CPG Basements”.</i></p> <p>9. Comments from Esskay Management</p> <ul style="list-style-type: none"> • This is a private road and so parking bays cannot be suspended. • The company has concerns regarding access and that negotiations to see if access is possible should take place before planning can be granted, not afterwards • The parking to properties 40 and 41 are privately owned parking bays <p><i>Officer's comment: Please refer to para 2.4 of the assessment (below).</i></p>
<p>CAAC/Local groups* comments: *Please Specify</p>	<p>No comments received.</p>

Site Description

The site is a 3 storey terrace property which is part of a 1970s estate. The property faces towards a pedestrian route within the estate. At the rear of the site is a pedestrian route connecting the estate to Ainger Road to the east.

The site does not fall within a conservation area. Primrose Hill Conservation Area is 90m to the east and there are locally listed terraces on Ainger Road 13m to the east and Oppidans Road 60m to the north. The site is identified as having contaminated sites potential.

Relevant History

8498: Erection of 69 dwelling houses, together with car parking accommodation on sites of 6-28 Primrose Hill Road, N.W.3. Granted 23/04/1970

38 Meadowbank

2013/1681/P: Erection of front and rear dormer roof extension including soil pipe to existing dwellinghouse. Granted 10/04/2013

Relevant policies

NPPF 2019

The London Plan March 2016, consolidated with alterations since 2011

Intend to Publish London Plan 2019

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A4 Noise and vibration

Policy D1 Design

Policy D2 Heritage

Policy A3 Biodiversity

Policy A5 Basements

Policy CC3 Water and flooding

Policy CC4 Air quality

Camden Planning Guidance

Design (adopted March 2019)

Amenity (adopted March 2018)

Transport (adopted March 2019)

Basements (March 2018)

Assessment

1. Proposal

- 1.1. The application seeks permission for the excavation of single storey basement. The basement would extend beneath the footprint of the existing property and would project beyond the rear building line (under the garden) by approximately 2.3m. Approval is also sought for the alteration of the fenestration at rear first floor. The French doors would be replaced with casement windows either side of a fixed pane plus a separate casement window. Changes are also sought to the ground floor front elevation including a front extension (1.4m by 2.1m) to align with the front elevation of the upper floors and the replacement of the existing window with a smaller window. The air conditioning unit would be relocated to beneath this window in a louvered housing.

2. Assessment

- 2.1. The main issues are as follows: design; basement; amenity; transport and contaminated land.

2.2. Design

2.3. Ground floor extension to front elevation

- 2.4. The existing ground floor is stepped back from the front elevation and there is a further set back for the entrance door. The proposed ground floor extension (1.4m by 2.1m) would result in the elevation with the entrance door stepping forward so that it aligns with the floors above. The terrace of houses, of which this property forms a part, is largely unaltered at ground floor level. The proposed alteration would affect the existing rhythm of the terrace, but importantly the ground floor would continue to be articulated as the remainder of the front elevation would be set back from the extended part. It is also noted that many of the other properties in the surrounding Meadowbank development have made alterations at ground floor level. In this context, the alteration is considered acceptable. The reduction in size of the ground floor window is considered acceptable.

2.5. Alteration to rear fenestration

- 2.6. At first floor level the existing doors and fixed windows would be replaced with openable windows with a new rear window to the en suite bathroom. This change would have minimal effect on the appearance of the host property and the glazing pattern would be sympathetic to the existing fenestration. The basement would not be expressed at the front of the property and so would have minimal impact on the character of the existing terrace. At the rear the basement would receive light from two walk on rooflights in the rear garden area at ground floor level. The proposed rooflights are considered acceptable in terms of their size and design.

2.7. Louvered housing for air conditioning unit

- 2.8. The property has an existing air-conditioning unit fully enclosed in a louvered cabinet, adjacent to the front door. There is also an existing louvered cupboard beneath the window. A single louvered enclosure would replace both of the existing structures and would measure 2m by 0.5m and 1m high. The size of the enclosure would match that of the existing cupboard in this location albeit 0.1m higher. The proposed enclosure would contain the existing relocated air conditioning unit and a ventilation duct from the proposed basement.

2.9. Basement

- 2.10. The proposed basement would be built beneath the footprint of the existing property and part of the rear garden and would house a kitchen, dining room/family area and utility room. The indicated finished floor level of the basement is approx. 3m below the underside of the ground floor slab.
- 2.11. Policy A5 restricts the size of basements. Basement development should:
- f. not comprise of more than one storey;
 - g. not be built under an existing basement;
 - h. not exceed 50% of each garden within the property;
 - i. be less than 1.5 times the footprint of the host building in area;
 - j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
 - k. not extend into or underneath the garden further than 50% of the depth of the garden;
 - l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
 - m. avoid the loss of garden space or trees of townscape or amenity value.
- 2.12. The basement would consist of a single storey and would not be built beneath an existing basement. The basement would project beyond the rear building line by 2.3m. The depth of the garden is 5.18m, therefore the basement would comply with parts h, i, j and k of Policy A5. The ground floor of the adjoining property to the north, 39 Meadowbank, is built approximately 2.4m lower than the remainder of the terrace (No 32-38). The ground floor of No. 39 is therefore only 0.35m higher than the proposed floor level of the basement. Given this relationship, the proposed basement would adjoin the ground floor of No. 39 as well as the existing garages to the north. To the south the basement would be set away from the boundary of No. 37 where it extends beyond the footprint of the host building.
- 2.13. The basement would avoid the loss of garden space. It is noted that the existing garden has no trees or soft landscaping and comprises a concrete slab covered in plastic grass. The proposal would remove the concrete slab and replace it with a soft planted area between the basement and rear garden fence thereby reducing run-off and increasing the potential for insect life. The basement is considered to comply with parts 'f' to 'm' of Policy A5.
- 2.14. A basement impact assessment (BIA) has been submitted to support the application. The BIA has been independently audited by a qualified engineer (LBHGEO). The BIA satisfactorily demonstrates that development is expected to pose a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight'.
- 2.15. The construction method proposed is reinforced concrete underpinning with temporary propping during construction. A construction methodology and outline sequence has been provided. The BIA recommends that groundwater monitoring be undertaken until construction commences which would inform the need for mitigation measures during construction.
- 2.16. The site is an area at very low risk from surface water flooding, however, it is located in an area where 1 in 8 properties have been affected by internal sewer flooding. The BIA recommends mitigation measures to reduce the risk of sewer flooding such as non-return valves. There is no change to the paved areas hence no increased risk from surface water flooding. The site is relatively remote from water courses. The proposed development may intersect perched water at the base of the excavation. Sump pumping is likely to be

sufficient to deal with any inflows.

2.17. The Council's independent auditor raised concerns that the Traffic Plan did not accord with the construction methodology set out in the BIA. As a consequence, the Traffic Plan has been revised so that it accords with the BIA. The independent auditor has confirmed that the BIA reflects the processes, procedures and requirements set out in Local Plan policy A5, and CPG Basements (2018) and is therefore acceptable. Conditions would be included to ensure the recommendations of the submitted BIA are followed and to require an engineer to be appointed to oversee the basement construction.

2.18. Amenity

2.19. Given the location of the basement and the changes to the front and rear elevation, there would be no impact on neighbouring amenity in terms of daylight, sunlight and overlooking. A concern has been raised regarding the altered fenestration on the rear elevation. The proposed bathroom window would be 0.25m closer to the boundary with Number 39 and the existing second floor terrace. The marginal change to the location of the window would have minimal impact on the amenity of Number 39 in terms of noise and overlooking.

2.20. Noise

2.21. A noise impact assessment has been submitted to support the relocation of the existing condenser unit at the front of the property. The unit is to be contained within an acoustic enclosure. The unit would not have direct line of sight with the first-floor windows at the facade of 39 Meadowbank, the closest noise sensitive receptors. The noise impact assessment indicates that noise mitigation measures will be required in order to achieve the Council's noise thresholds. The noise mitigation will be secured by condition. A rating level of 24 dB(A) at 1m from the most affected residential façade has been determined with noise mitigation measures in place. The rating level is 11 dB below the typical measured background noise level over the proposed operational hours. A noise condition would ensure the unit does not breach the Council's noise thresholds.

2.22. Transport

2.23. Disturbance from development can occur during the construction phase. Given the basement excavation, a construction management plan will be required. The Construction Management Plan will be required to identify the potential impacts of the construction phase and state how any potential negative impacts will be mitigated.

2.24. Concerns have been raised regarding the private nature of the estate and that consultation with the management company will be necessary before any works can commence. Officers note that given this is a private estate, the Council would have limited control over the suspension of parking bays and skip location. This would be a private matter between the applicant, the residents and the management company/residents association on how best to mitigate the construction impacts. A CMP would be secured to make sure that the applicant consults with neighbouring residents and interested parties during the CMP process. This would help limit and mitigate any potential disruption.

2.25. A planning obligation would also secure a CMP Implementation Support Contribution of £3,136. The applicant will also be required to pay a Construction Impact Bond of £7,500. This would be secured by legal agreement. The bond will be fully refundable on completion of works, with a charge only being taken where contractors fail take reasonable actions to remediate issues upon notice by the Council.

2.26. Contaminated Land

2.27. The proposal includes a single storey basement beneath the existing building and garden. There may be risks from asbestos exposure and other soil contaminants. Some soils in Camden are known to contain elevated background levels of certain heavy metals. Therefore, a contaminated land risk assessment would be required. This would be secured by condition.

2.28. Conclusion

2.29. Grant planning permission subject to a s106 legal agreement

2.30. Heads of Terms

- CMP
- CMP Implementation Support Contribution of £3,136
- Construction Impact Bond of £7,500

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 21st September 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 and search for 'Members Briefing'.

Application ref: 2019/6344/P
Contact: David Peres da Costa
Tel: 020 7974 5262
Date: 11 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

Lyndon Goode Architects Ltd
8 Cliff Road Studios
5 Cliff Road
London
NW1 9AN
United Kingdom

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:
38 Meadowbank
London
NW3 3AY

Proposal:

Excavation of basement with rear rooflights; replacement of French doors with windows at rear first floor; entrance extension, reduction in size of window and relocation of existing air conditioning unit to beneath window, all to ground floor front elevation.

DECISION
Drawing Nos: MBK-LGA-ZZ-XX-DR-A-000-XX B; MBK-LGA-ZA-XX-DR-A-003-01 B; MBK-LGA-ZA-XX-DR-A-003-02 B; MBK-LGA-ZA-00-DR-A-001-00 B; MBK-LGA-ZA-01-DR-A-001-01 B; MBK-LGA-ZA-02-DR-A-001-02 B; MBK-LGA-ZA-03-DR-A-001-03 B; MBK-LGA-ZA-XX-DR-A-002-01 B; MBK-LGA-ZA-XX-DR-A-002-02 B; MBK-LGA-ZA-XX-DR-A-020-01 B; MBK-LGA-ZA-XX-DR-A-020-02 B; MBK-LGA-ZA-XX-DR-A-020-03 B; MBK-LGA-ZA-XX-DR-A-030-01 B; MBK-LGA-ZA-XX-DR-A-030-02 B; MBK-LGA-ZA-00-DR-A-010-00 B; MBK-LGA-ZA-01-DR-A-010-01 B; MBK-LGA-ZA-B1-DR-A-010-B1 B; Design and access statement prepared by Lyndon Goode Architects dated 18th December 2019; Basement impact assessment prepared by Campbell Reith dated November 2019; Basement Construction Methodology and Outline Sequence of Works prepared by Campbell Reith dated November 2019; Construction management plan pro forma; Traffic Management Plan Rev A; Noise Impact Assessment prepared by Gillieron Scott Acoustic Design dated 26th February 2020

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 this permission.

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

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

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

MBK-LGA-ZZ-XX-DR-A-000-XX B; MBK-LGA-ZA-XX-DR-A-003-01 B; MBK-LGA-ZA-XX-DR-A-003-02 B; MBK-LGA-ZA-00-DR-A-001-00 B; MBK-LGA-ZA-01-DR-A-001-01 B; MBK-LGA-ZA-02-DR-A-001-02 B; MBK-LGA-ZA-03-DR-A-001-03 B; MBK-LGA-ZA-XX-DR-A-002-01 B; MBK-LGA-ZA-XX-DR-A-002-02 B;

MBK-LGA-ZA-XX-DR-A-020-01 B; MBK-LGA-ZA-XX-DR-A-020-02 B; MBK-LGA-ZA-XX-DR-A-020-03 B; MBK-LGA-ZA-XX-DR-A-030-01 B; MBK-LGA-ZA-XX-DR-A-030-02 B; MBK-LGA-ZA-00-DR-A-010-00 B; MBK-LGA-ZA-01-DR-A-010-01 B; MBK-LGA-ZA-B1-DR-A-010-B1 B; Design and access statement prepared by Lyndon Goode Architects dated 18th December 2019; Basement impact assessment prepared by Campbell Reith dated November 2019; Basement Construction Methodology and Outline Sequence of Works prepared by Campbell Reith dated November 2019; Construction management plan pro forma; Traffic Management Plan Rev A; Noise Impact Assessment prepared by Gillieron Scott Acoustic Design dated 26th February 2020

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

- 4 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. Details of the appointment and the appointee's responsibilities 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 policies D1 and A5 of the London Borough of Camden Local Plan 2017.

- 5 The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the BIA (Basement impact assessment prepared by Campbell Reith dated November 2019; Basement Construction Methodology and Outline Sequence of Works prepared by Campbell Reith dated November 2019) hereby approved, including but not limited to the monitoring requirements in section 10 'Movement Monitoring' and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

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 and A5 of the London Borough of Camden Local Plan 2017.

- 6 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.

- 7 Before the use commences, the air-conditioning plant shall be provided with sound attenuation in accordance with the Noise Impact Assessment prepared by Gillieron Scott Acoustic Design dated 26th February 2020 hereby approved. All such measures shall thereafter 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 of the London Borough of Camden Local Plan 2017.

8 Prior to the commencement of the development, a scheme including the following components to address the risk associated with site contamination shall be submitted to and approved in writing by the Local Planning Authority.

A) A preliminary risk assessment which identifies all previous uses, potential contaminants associated with those uses (including asbestos, landfill gas, ground water contaminants); a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.

B) A site investigation scheme based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

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

D) A verification report demonstrating the works set out in the remediation strategy have been undertaken.

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

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

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 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 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.

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

Yours faithfully

Supporting Communities Directorate