

Application ref: 2019/3138/P
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Date: 24 December 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Gerald Eve LLP
72 Welbeck Street
LONDON
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**115-119 Camden High Street
London
NW1 7JS**

Proposal:

Demolition of existing two storey building and erection of a part-four, part-five storey building (plus enlargement of existing basement and plant room at roof level) comprising retail (Class A1) at ground floor level fronting Camden High Street, 80-bed hotel (Class C1) and 3 x 2-bed residential units (social rented) (Class C3) fronting Delancey Street.

Drawing Nos: (Prefix: A277-MCO-XX) B0-DR-A-00109; G0-DR-A-00110; 01-DR-A-00111; ZZ-DR-A-00210; ZZ-DR-A-02111; XX-ZZ-DR-A-00212; ZZ-DR-A-00213; XX-DR-A-00101; XX-DR-A-00102; B0-DR-A-01109 (Rev 03); G0-DR-A-01110 (Rev 03); 01-DR-A-01111 (Rev 03); 02-DR-A-01112 (Rev 03); 03-DR-A-01113 (Rev 03); 04-DR-A-01114 (Rev 03); R0-DR-A-01115 (Rev 03); ZZ-DR-A-01210 (Rev 03); ZZ-DR-A-01211 (Rev 03); ZZ-DR-A-01212 (Rev 03); ZZ-DR-A-01213 (Rev 03); ZZ-DR-A-01300; ZZ-DR-A-01301; ZZ-DR-A-04101(Rev 03); B0-DR-A-12109; G0-DR-A-12110; 01-DR-A-12111; ZZ-DR-A-21101; ZZ-DR-A-21102; ZZ-DR-A-21103; XX-DR-A-31101; XX-DR-A-31102

Design & Access Statement, prepared by Morris and Co Architects; Planning Statement, prepared by Gerald Eve LLP; Daylight and Sunlight Assessment, prepared by Point 2 Surveyors; Noise Impact Assessment, prepared by 24 Acoustics; Air Quality Assessment, prepared by Phlorum; Transport Assessment (including Travel Plan, Waste Strategy and Delivery and Servicing Management Plan), prepared by RGP; Energy Statement, prepared by PSH; Sustainability Strategy (including BREEAM Pre-Assessment), prepared by PSH; Draft Construction Management Plan, prepared by

JLL; Statement of Community Involvement, prepared by Four Communications; Heritage, Townscape and Visual Impact Assessment (including Verified Views), prepared by KM Heritage; Sustainable Urban Drainage Strategy, prepared by Clancy; Structural Report, prepared by Clancy; Basement Impact Assessment, prepared by Clancy; Operational Statement, prepared by Whitbread; Arboricultural Survey Report and Statement prepared by Phlorum; Hotel and Visitor Economic Benefits Statement, prepared by Turley; Outline Structural Engineering and Basement Impact Assessment Report (Reference:2/8791, dated 06 September 2019) prepared by Clancy Consulting; Northern Line Alignment Plan; Window Sample Log WS1 dated 01 October 2019 by Clancy Consulting; Response to Council Comments - Sustainability, prepared by PSH

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

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

- 2 Approved drawings

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

(Prefix: A277-MCO-XX) B0-DR-A-00109; G0-DR-A-00110; 01-DR-A-00111; ZZ-DR-A-00210; ZZ-DR-A-02111; XX-ZZ-DR-A-00212; ZZ-DR-A-00213; XX-DR-A-00101; XX-DR-A-00102; B0-DR-A-01109 (Rev 03); G0-DR-A-01110 (Rev 03); 01-DR-A-01111 (Rev 03); 02-DR-A-01112 (Rev 03); 03-DR-A-01113 (Rev 03); 04-DR-A-01114 (Rev 03); R0-DR-A-01115 (Rev 03); ZZ-DR-A-01210 (Rev 03); ZZ-DR-A-01211 (Rev 03); ZZ-DR-A-01212 (Rev 03); ZZ-DR-A-01213 (Rev 03); ZZ-DR-A-01300; ZZ-DR-A-01301; ZZ-DR-A-04101(Rev 03); B0-DR-A-12109; G0-DR-A-12110; 01-DR-A-12111; ZZ-DR-A-21101; ZZ-DR-A-21102; ZZ-DR-A-21103; XX-DR-A-31101; XX-DR-A-31102

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Engineering and Basement Impact Assessment Report (Reference:2/8791, dated 06 September 2019) prepared by Clancy Consulting; Northern Line Alignment Plan; Window Sample Log WS1 dated 01 October 2019 by Clancy Consulting; Response to Council Comments - Sustainability, prepared by PSH

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

3 Detailed drawings/samples

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

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10;
- b) Sample panel of the proposed brickwork (including main building and chamfered set-backs) to show type, colour, bond, mortar mix, joint and pointing to be provided on site;
- c) Sample panel of perforated metalwork and reconstituted stonework to be provided on site;
- d.) Details of the retail shopfront at a scale of 1:20 to include windows, doors and fascia area
- e) Details of the external lighting strategy, including detailed drawings of light fittings, location and luminance levels.

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the Camden Local Plan 2017.

4 Piling Method Statement

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

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

5 External fixtures

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

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

6 Refuse and recycling

Prior to first occupation of each of the relevant uses in each building, details of waste and recycling storage for the development shall be submitted to and approved in writing by the local planning authority. The waste and recycling storage shall be provided in accordance with the approved details prior to the commencement of the use hereby permitted, and shall thereafter be retained solely for its designated use.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CC5 of the Camden Local Plan 2017.

7 Fire Statement

No above ground new development for each of the relevant uses shall commence until a Fire Statement for the relevant uses has been submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building. The relevant uses of the development shall be carried out in accordance with the approved details.

Reason: In order to provide a safe and secure development in accordance with policy D11 of the Draft London Plan.

8 Sustainable Urban Drainage Strategy

Prior to commencement of any development other than works of demolition, site clearance & preparation, details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority.

Such system shall be based on a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development 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 CC1, CC2 and CC3 of the Camden Local Plan.

9 Water efficiency

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

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

10 Non-road mobile machinery

No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

Reason: To ensure that air quality is not adversely affected by the development in accordance with policy CC4 of the Camden Local Plan 2017, and policy 7.14 of the London Plan and the Mayor's SPG: The Control of Dust and Emissions During Construction and Demolition.

11 Land contamination

Prior to the commencement of work, a scheme including the following components to address the risk associated with site contamination shall be submitted to and approved in writing by the LPA.

- a) A site investigation scheme based on the Phase 1 Geo - Environmental Desk Study (Ref 10/1345/001), by Clancy Consulting Ltd to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;
- b) The results of the investigation and detailed risk assessment referred to in (a) 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;
- c) 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 LPA.

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

12 Plant and equipment

The external noise level emitted from plant, machinery or equipment at the development with suggested mitigation measures hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA 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 London Borough of Camden Local Plan 2017

13 Anti-vibration measures

Prior to installation of machinery, plant or equipment and ducting at the development each item shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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.

14 Method statement - below ground structures

The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- Provide details on all structures;
- Accommodate the location of the existing London Underground structures and tunnels;
- Accommodate ground movement arising from the construction thereof; and
- Mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on strategic transport infrastructure in accordance with the requirements of Policies A1 and T1 of the London Borough of Camden Local Plan 2017.

15 Noise Levels between uses

The design and structure of the building shall be of such a standard that it will protect the residential units from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise from external noise sources in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

16 Cycle parking

Prior to occupation of any use, the following cycle parking (as shown on drawing no. 0110 P01-R03) shall be provided in its entirety:

- a) Secure and covered parking for 6 residential cycle spaces
- b) Secured and covered parking for 5 commercial staff spaces
- c) Re-provision of existing cycle parking in Signmaker's Yard

All such facilities shall thereafter be permanently maintained and retained solely for its designated use.

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

17 Mechanical Ventilation and NO2 Filtration

Prior to occupation of any use, evidence that an appropriate NO2 filtration system on the mechanical ventilation intake has been installed and a detailed mechanism to secure maintenance of this system should be submitted to the Local Planning Authority and approved in writing.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4.

18 Construction related impacts - Monitoring:

Air quality monitoring should be implemented on site. No development shall take place until:

- a. prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;

b. prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date.

The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4.

19 Mechanical Ventilation

Prior to commencement of above-ground development, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler and kitchen extract and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4.

20 Access - Hotel Rooms

Prior to the commencement of use of the hotel, detailed plans of the 8 (10%) fully wheelchair accessible rooms shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the internal layout of the building makes sufficient provision for the needs of people with disabilities in accordance with the requirements of policy C6 of the Camden Local Plan 2017.

21 Access - Hotel Lounge/Check-in Desk

Notwithstanding the hereby approved plans, detailed plans of the hotel lounge and check in areas shall be submitted to and approved in writing by the local planning authority to ensure the provision of an accessible level area is provided.

Reason: To ensure the development provides fair access for all in accordance with the requirements of Policy C6 of the Camden Local Plan 2017.

22 Access - Residential units

The three residential units shall be designed and constructed in accordance with Building Regulations Part M4 (2) with the exception of the provision of step-free access.

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

23 Ground Gas

Prior to the commencement of work for each section of the development or stage in the development as may be agreed in writing by the Local Planning Authority (LPA) a scheme including the following components to address the risks associated with the ground gassing regime shall be undertaken.

Based on the recommendations made in the Phase 1 Geo - Environmental Desk Study Report (Ref 10/1345/001), by Clancy Consulting Ltd, ground gas monitoring shall include monitoring during periods of low atmospheric pressure and gas risk assessments.

The gas regime shall be characterised in accordance with best practice methodology using the guidelines in the CIRIA C665 report titled 'Assessing risks posed by hazardous ground gases to buildings' (Wilson et al, 2007).

In the event that gas protection measures are required to reduce the risks of methane and carbon dioxide to acceptable levels, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the risks from ground gas and vapours are minimised to comply with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

24 Entertainment noise levels

Prior to occupation, details of entertainment noise levels that demonstrate the following levels would be met shall be submitted to and approved in writing by the local planning authority:

- Noise at 1 metre external to a sensitive façade, Day and evening 0700-2300, LAeq' 5min shall not increase by more than 5dB*
- Noise at 1 metre external to a sensitive façade Night 2300-0700, LAeq' 5min shall not increase by more than 3dB*
- Noise inside any habitable room of any noise sensitive premises, with the windows open or close Night 2300-0700, LAeq' 5min (in the 63Hz Octave band measured using the 'fast' time constant) should show no increase in dB*

* As compared to the same measure, from the same position, and over a comparable period, with no entertainment taking place.

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

25 Display of advertisements

Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007 (or any regulations revoking and re-enacting those regulations with or without modification) no advertisements shall

be erected on the premises other than those expressly approved in this application. They shall be displayed in full accordance with the approval and details approved, and there shall be no addition of illumination or any other material alteration in the manner or extent of the advertisement without the prior written permission of the local planning authority.

Reason: To safeguard the visual amenity of the area, preserve the character and appearance of the conservation area, and ensure that the external appearance of the building is satisfactory in accordance with policies D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973)] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- 5 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.
- 6 In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined

public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

- 7 In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. The applicant is advised to visit thameswater.co.uk/buildover.
- 8 A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens).

Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <https://wholesale.thameswater.co.uk/Wholesale-services/Businesscustomers/Trade-effluent> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

- 9 Following initial investigations, Thames Water has raised concerns over the ability of the existing combined water infrastructure to accommodate the needs of this development proposal. You are advised to discuss issues of water infrastructure with Thames Water Development Planning Department (telephone 0203 577 9998).

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



Daniel Pope
Chief Planning Officer