

Miss Kate Falconer Hall
Montagu Evans
5 Bolton Street
London
W1J 8BA

Application Ref: **2015/3936/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

6 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
King's College London Hampstead Residence
Kidderpore Avenue
London
NW3 7SU

Proposal:

Development of the site to provide 156 residential units involving demolition of Queen Mothers Hall, Lord Cameron and Rosalind Franklin buildings and replacement with flats in three 4 and 5 storey buildings, seven houses to the northern boundary, a single townhouse to the north western boundary and three houses between The Chapel and Queen Mothers Hall; relocation and refurbishment of the Summerhouse; alterations and extensions to retained buildings, including listed buildings; excavation of 2-storey basement to the western part of the site and a 1-storey basement to the replacement buildings for Lord Cameron and Rosalind Franklin, lower the level of lower ground floor of Bay House; provision of 97 car parking spaces, associated cycle parking, refuse/recycling facilities, plant equipment and landscaping works including tree removal across the site.

Drawing Nos: Existing Drawings: 15778-PL-ST_010 Rev 4, 15778-PL-ST_050 Rev 2, 15778-PL-ST_051 Rev 2, 15778-PL-EX ST_100 Rev 2, 15778-PL BH EX 100 Rev 2, 15778-PL BH EX 101 Rev 2, 15778-PL BH EX 102 Rev 2, 15778-PL BH EX 200 Rev 2, 15778-PL CH EX 100 Rev 2, 15778-PL CH EX 101 Rev 2, 15778-PL CH EX 102 Rev 2, 15778-PL CH EX 200 Rev 2, 15778-PL DB EX 100 Rev 2, 15778-PL DB EX 101 Rev 2,



15778-PL DB EX 200 Rev 2, 15778-PL KH EX 100 Rev 2, 15778-PL KH EX 101 Rev 2, 15778-PL KH EX 102 Rev 2, 15778-PL KH EX 200 Rev 2, 15778-PL KH EX 201 Rev 2, 15778-PL LC EX 100 Rev 2, 15778-PL LC EX 101 Rev 2, 15778-PL LC EX 102 Rev 2, 15778-PL LC EX 200 Rev 2, 15778-PL MW EX 100 Rev 2, 15778-PL MW EX 101 Rev 2, 15778-PL MW EX 102 Rev 2, 15778-PL MW EX 200 Rev 2, 15778-PL MW EX 201 Rev 2, 15778-PL SK EX 100 Rev 2, 15778-PL SK EX 101 Rev 2, 15778-PL SK EX 102 Rev 2, 15778-PL SK EX 200 Rev 2, 15778-PL SH EX 100 Rev 2, MSL9992-LCH FP1-01 Rev A, MSL9992-LCH FP1-02 Rev A, MSL9992-LCH FP2-01 Rev A, MSL9992-LCH FP2-02 Rev A, MSL9992-LCH FP3-01 Rev A, MSL9992-LCH FP3-02 Rev A, MSL9992-LCH FPB-01 Rev A, MSL9992-LCH FPB-02 Rev A, MSL9992-LCH FPG-01 Rev A, MSL9992-LCH FPG-02 Rev A, MSL9992-LCH E1-01 Rev A, MSL9992-LCH E1-02 Rev A, MSL9992-LCH E2 Rev A, MSL9992-LCH E3 Rev A, MSL9992-LCH E4 Rev A, MSL9992-LCH E5 Rev A, MSL9992-LCH E6 Rev A, 15778-PL RFH EX 100 Rev 2, 15778-PL RFH EX 101 Rev 2, MSL9992-RF E1 Rev A, MSL9992-RF E2 Rev A, MSL9992-RF E3, Rev A, MSL9992-RF E4 Rev A, MSL9992-RF E5 Rev A, MSL9992-RF E6 Rev A, MSL9992-RF E7-01 Rev A, MSL9992-RF E7-02 Rev A, 15778-PL QMH EX 100 Rev 2, 15778-PL QMH EX 200 Rev 1.

Proposed Drawings: 15778-PL-ST_105 Rev 3, 15778-PL-ST_100 Rev 9, 15778-PL-ST_110 Rev 9, 15778-PL-ST_111 Rev 10, 15778-PL-ST_112 Rev 10, 15778-PL-ST_113 Rev 10, 15778-PL-ST_114 Rev 11, 15778-PL-ST_115 Rev 10, 15778-PL-ST_116 Rev 10, 15778-PL-ST_117 Rev 12, 15778-PL-ST_118 Rev 11, 15778-PL-ST_119 Rev 9, 15778-PL-ST_120 Rev 8, 15778-PL-ST_121 Rev 5, 15778-PL-ST_310 Rev 10, 15778-PL-ST_311 Rev 8, 15778-PL-ST_312 Rev 8, 15778-PL-ST_313 Rev 8, 15778-PL-ST_314 Rev 8, 15778-PL-ST_315 Rev 4, 15778-PL-ST_316 Rev 2, 15778-PL BH 100 Rev 2, 15778-PL BH 101 Rev 4, 15778-PL BH 102 Rev 2, 15778-PL BH 200 Rev 4, 15778-PL BH 300 Rev 2, 15778-PL BH 301 Rev 2, 15778-PL CH 100 Rev 6, 15778-PL CH 101 Rev 5, 15778-PL CH 102 Rev 4, 15778-PL CH 200 Rev 5, 15778-PL CH 300 Rev 4, 15778-PL CH 301 Rev 4, 15778-PL CH 302 Rev 4, 15778-PL DB 100 Rev 3, 15778-PL DB 101 Rev 3, 15778-PL DB 200 Rev 3, 15778-PL DB 300 Rev 3, 15778-PL KH 100 Rev 2, 15778-PL KH 101 Rev 4, 15778-PL KH 102 Rev 4, 15778-PL KH 200 Rev 5, 15778-PL KH 201 Rev 2, 15778-PL KH 300 Rev 2, 15778-PL KH 301 Rev 4, 15778-PL LC 100 Rev 3, 15778-PL LC 101 Rev 3, 15778-PL LC 102 Rev 3, 15778-PL LC 200 Rev 3, 15778-PL LC 300 Rev 3, 15778-PL MW 100 Rev 5, 15778-PL MW 101 Rev 2, 15778-PL MW 102 Rev 2, 15778-PL MW 200 Rev 2, 15778-PL MW 201 Rev 5, 15778-PL MW 300 Rev 2, 15778-PL MW 301 Rev 2, 15778-PL SK 100 Rev 4, 15778-PL SK 101 Rev 4, 15778-PL SK 102 Rev 4, 15778-PL SK 200 Rev 2, 15778-PL SK 300 Rev 4, 15778-PL SK 301 Rev 4, 15778-PL-LCH 400 Rev 6, 15778-PL-RFH 400 Rev 6, 15778-PL-QMH 400 Rev 6, 15778-PL-TWN 400 Rev 6, 15778-PL-PAV 400 Rev 6, 15778-PL-ST 505 Rev 9, 15778-PL-ST 510 Rev 10, 15778-PL-ST 515 Rev 9, 15778-PL-ST 520 Rev 9, 15778-PL-ST 521 Rev 8, 15778-PL-ST 600 Rev 10 and D2280 L 100 Rev D.

Supporting Documents: Planning Statement by Montagu Evans dated July 2015, Heritage Statement by Montagu Evans dated July 2015, Design and Access Statement, Preliminary Ecological Appraisal & Preliminary Bat Roost Assessment by The Ecology Consultancy dated 29 July 2014, Bat Presence or Likely Absence Surveys by Ecology Consultancy dated September 2014, Daylight, Sunlight and Overshadowing Report by CHP Surveyors Ltd dated 03 July 2015, Transport Assessment by Momentum Transport Planning dated 03 July 2015, Draft Construction Management Plan by Momentum Transport Planning dated 03 July 2015, Energy Statement by NLG Associates dated 07 July 2015, Sustainability Statement by NLG Associates dated 03 July 2015, Acoustic Assessment 6486/EBF Rev 2 by RBA Acoustics dated 03 July 2015, Air Quality Assessment by Peter Brett dated July

2015, Basement Impact Assessment by Tully De'Ath Consultants dated July 2015, Flood Risk Assessment by WSP dated July 2015, Statement of Community Involvement by London Communications Agency dated July 2015, Archaeological Desk Based Assessment by CGMS dated July 2015, Student Housing Statement by King's College London dated July 2015, Fire Strategy by fds consult dated June 2015, Access Statement by David Bonnett Associated dated July 2015, Open Space Strategy by Mount Anvil and Addendum Report - Additional Biodiversity Enhancements by Fabik dated 18th January 2015.

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 Part 1 of 2

The development hereby permitted shall be carried out in accordance with the following approved plans: 15778-PL-ST_010 Rev 4, 15778-PL-ST_050 Rev 2, 15778-PL-ST_051 Rev 2, 15778-PL-EX ST_100 Rev 2, 15778-PL BH EX 100 Rev 2, 15778-PL BH EX 101 Rev 2, 15778-PL BH EX 102 Rev 2, 15778-PL BH EX 200 Rev 2, 15778-PL CH EX 100 Rev 2, 15778-PL CH EX 101 Rev 2, 15778-PL CH EX 102 Rev 2, 15778-PL CH EX 200 Rev 2, 15778-PL DB EX 100 Rev 2, 15778-PL DB EX 101 Rev 2, 15778-PL DB EX 200 Rev 2, 15778-PL KH EX 100 Rev 2, 15778-PL KH EX 101 Rev 2, 15778-PL KH EX 102 Rev 2, 15778-PL KH EX 200 Rev 2, 15778-PL KH EX 201 Rev 2, 15778-PL LC EX 100 Rev 2, 15778-PL LC EX 101 Rev 2, 15778-PL LC EX 102 Rev 2, 15778-PL LC EX 200 Rev 2, 15778-PL MW EX 100 Rev 2, 15778-PL MW EX 101 Rev 2, 15778-PL MW EX 102 Rev 2, 15778-PL MW EX 200 Rev 2, 15778-PL MW EX 201 Rev 2, 15778-PL SK EX 100 Rev 2, 15778-PL SK EX 101 Rev 2, 15778-PL SK EX 102 Rev 2, 15778-PL SK EX 200 Rev 2, 15778-PL SH EX 100 Rev 2, MSL9992-LCH FP1-01 Rev A, MSL9992-LCH FP1-02 Rev A, MSL9992-LCH FP2-01 Rev A, MSL9992-LCH FP2-02 Rev A, MSL9992-LCH FP3-01 Rev A, MSL9992-LCH FP3-02 Rev A, MSL9992-LCH FPB-01 Rev A, MSL9992-LCH FPB-02 Rev A, MSL9992-LCH FPG-01 Rev A, MSL9992-LCH FPG-02 Rev A, MSL9992-LCH E1-01 Rev A, MSL9992-LCH E1-02 Rev A, MSL9992-LCH E2 Rev A, MSL9992-LCH E3 Rev A, MSL9992-LCH E4 Rev A, MSL9992-LCH E5 Rev A, MSL9992-LCH E6 Rev A, 15778-PL RFH EX 100 Rev 2, 15778-PL RFH EX 101 Rev 2, MSL9992-RF E1 Rev A, MSL9992-RF E2 Rev A, MSL9992-RF E3, Rev A, MSL9992-RF E4 Rev A, MSL9992-RF E5 Rev A, MSL9992-RF E6 Rev A, MSL9992-RF E7-01 Rev A, MSL9992-RF E7-02 Rev A, 15778-PL QMH EX 100 Rev 2, 15778-PL QMH EX 200 Rev 1.15778-PL-ST_105 Rev 3, 15778-PL-ST_100 Rev 9, 15778-PL-ST_110 Rev 9, 15778-PL-ST_111 Rev 10, 15778-PL-ST_112 Rev 10, 15778-PL-ST_113 Rev 10, 15778-PL-ST_114 Rev 11, 15778-PL-ST_115 Rev 10, 15778-PL-ST_116

Rev 10, 15778-PL-ST_117 Rev 12, 15778-PL-ST_118 Rev 11, 15778-PL-ST_119 Rev 9, 15778-PL-ST_120 Rev 8, 15778-PL-ST_121 Rev 5, 15778-PL-ST_310 Rev 10, 15778-PL-ST_311 Rev 8, 15778-PL-ST_312 Rev 8, 15778-PL-ST_313 Rev 8, 15778-PL-ST_314 Rev 8, 15778-PL-ST_315 Rev 4, 15778-PL-ST_316 Rev 2, 15778-PL BH 100 Rev 2, 15778-PL BH 101 Rev 4, 15778-PL BH 102 Rev 2, 15778-PL BH 200 Rev 4, 15778-PL BH 300 Rev 2, 15778-PL BH 301 Rev 2, 15778-PL CH 100 Rev 6, 15778-PL CH 101 Rev 5, 15778-PL CH 102 Rev 4, 15778-PL CH 200 Rev 5, 15778-PL CH 300 Rev 4, 15778-PL CH 301 Rev 4, 15778-PL CH 302 Rev 4, 15778-PL DB 100 Rev 3, 15778-PL DB 101 Rev 3, 15778-PL DB 200 Rev 3, 15778-PL DB 300 Rev 3, 15778-PL KH 100 Rev 2, 15778-PL KH 101 Rev 4, 15778-PL KH 102 Rev 4, 15778-PL KH 200 Rev 5, 15778-PL KH 201 Rev 2, 15778-PL KH 300 Rev 2, 15778-PL KH 301 Rev 4, 15778-PL LC 100 Rev 3, 15778-PL LC 101 Rev 3, 15778-PL LC 102 Rev 3, 15778-PL LC 200 Rev 3, 15778-PL LC 300 Rev 3, 15778-PL MW 100 Rev 5, 15778-PL MW 101 Rev 2, 15778-PL MW 102 Rev 2, 15778-PL MW 200 Rev 2, 15778-PL MW 201 Rev 5, 15778-PL MW 300 Rev 2, 15778-PL MW 301 Rev 2, 15778-PL SK 100 Rev 4, 15778-PL SK 101 Rev 4, 15778-PL SK 102 Rev 4, 15778-PL SK 200 Rev 2, 15778-PL SK 300 Rev 4, 15778-PL SK 301 Rev 4, 15778-PL-LCH 400 Rev 6, 15778-PL-RFH 400 Rev 6, 15778-PL-QMH 400 Rev 6, 15778-PL-TWN 400 Rev 6, 15778-PL-PAV 400 Rev 6, 15778-PL-ST 505 Rev 9, 15778-PL-ST 510 Rev 10, 15778-PL-ST 515 Rev 9, 15778-PL-ST 520 Rev 9, 15778-PL-ST 521 Rev 8, 15778-PL-ST 600 Rev 10 and D2280 L 100 Rev

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

3 Part 2 of 2

The development hereby permitted shall be carried out in accordance with the following approved plans: Transport Assessment by Momentum Transport Planning dated 03 July 2015, Draft Construction Management Plan by Momentum Transport Planning dated 03 July 2015, Energy Statement by NLG Associates dated 07 July 2015, Sustainability Statement by NLG Associates dated 03 July 2015, Acoustic Assessment 6486/EBF Rev 2 by RBA Acoustics dated 03 July 2015, Air Quality Assessment by Peter Brett dated July 2015, Basement Impact Assessment by Tully De'Ath Consultants dated July 2015, Flood Risk Assessment by WSP dated July 2015, Statement of Community Involvement by London Communications Agency dated July 2015, Archaeological Desk Based Assessment by CGMS dated July 2015, Student Housing Statement by King's College London dated July 2015, Fire Strategy by fds consult dated June 2015, Access Statement by David Bonnett Associated dated July 2015, Open Space Strategy by Mount Anvil and Addendum Report - Additional Biodiversity Enhancements by Fabik dated 18th January 2015.

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

- 4 Prior to commencement of development a site plan detailing the sequence of works and phasing of development on site, shall be submitted to an approved in writing by the local planning authority. The works shall thereafter be implemented in accordance with the approved plan unless otherwise agreed in writing with the local planning authority.

Reason: To ensure that implementation of the development is undertaken in a planned manner with infrastructure and access to the site provided in association with occupation of development and to safeguard the amenity of future occupiers and existing residents in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the commencement of any development to Lord Cameron Hall other than demolition, site clearance and preparation, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
 - b) Details of all new external doors at a scale of 1:10 including sections through cill, jamb and head of door openings;
 - c) Details of all new balustrade, railings and modifications to existing railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site);
 - d) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site);
 - e) Detailed plans of all new external servicing, including but not restricted to vents, flues, rainwater goods, SVPS;
 - f) Detailed drawings are a scale of no less than 1:20 of all new dormers and alterations to existing dormers;
 - g) Detailed plans of proposed roof works, including new coverings, vents and any works to chimneys; and
 - h) A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.

The relevant parts of the works shall be carried out in accordance with the details

thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to the commencement of any development to Rosalind Franklin Hall other than demolition, site clearance and preparation, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
 - b) Details of all new external doors at a scale of 1:10 including sections through cill, jamb and head of door openings;
 - c) Details of all new balustrade, railings and modifications to existing railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site);
 - d) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site);
 - e) Detailed plans of all new external servicing, including but not restricted to vents, flues, rainwater goods, SVPS;
 - f) Detailed drawings are a scale of no less than 1:20 of all new dormers and alterations to existing dormers;
 - g) Detailed plans of proposed roof works, including new coverings, vents and any works to chimneys, and
 - h) A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy

DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Prior to the commencement of any development to Queen Mother's Hall other than demolition, site clearance and preparation, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
 - b) Details of all new external doors at a scale of 1:10 including sections through cill, jamb and head of door openings;
 - c) Details of all new balustrade, railings and modifications to existing railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site);
 - d) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site);
 - e) Detailed plans of all new external servicing, including but not restricted to vents, flues, rainwater goods, SVPS;
 - f) Detailed drawings are a scale of no less than 1:20 of all new dormers and alterations to existing dormers;
 - g) Detailed plans of proposed roof works, including new coverings, vents and any works to chimneys, and
 - h) A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to the commencement of works to Dudin Brown, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of

the work is begun:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
- b) Details of all new external doors at a scale of 1:10 including sections through cill, jamb and head of door openings;
- c) Details of all new balustrade, railings and modifications to existing railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site);
- d) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site);
- e) Detailed plans of all new external servicing, including but not restricted to vents, flues, rainwater goods, SVPS;
- f) Detailed plans of proposed roof works, including new coverings, vents and any works to chimneys, and
- g) A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Prior to commencement of works on Lady Chapman Hall, details in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Detailed drawings of all architectural features on the rear façade of Lady Chapman at a relevant scale of 1:10, 1:5 or 1:1 including but not restricted to cornice, chimney stacks, brickwork aprons, window cills and any other mouldings;
- b) A report and methodology statement demonstrating the extent of materials to be salvaged from the demolition of the rear façade of Lady Chapman and a schedule demonstrating where these are to be reused in the proposed rebuilt structure;
- c) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

- d) Details of all new external doors at a scale of 1:10 including sections through cil, jamb and head of door openings;
- e) Details of all new balustrade, railings and modifications to existing railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site);
- f) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site);
- g) Detailed plans of all new external servicing, including but not restricted to vents, flues, rainwater goods, SVPS;
- h) Detailed plans of proposed roof works, including new coverings, vents and any works to chimneys; and
- i) A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.

All external architectural features to the proposed rear elevation of Lady Chapman shall match those of the existing rear façade. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Prior to the commencement of any works to the Townhouses detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
 - b) Details of all new external doors at a scale of 1:10 including sections through cil, jamb and head of door openings;
 - c) Details of all new balustrade and railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site);
 - d) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site);
 - e) Detailed plans of all new external servicing, including but not restricted to vents, flues, rainwater goods, SVPS;
 - f) Detailed plans of proposed roof works, including coverings, vents and any works to chimneys; and

g) A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

11 Prior to the commencement of any works to the Pavilion buildings other than site clearance detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

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

b) Details of all new external doors at a scale of 1:10 including sections through cill, jamb and head of door openings;

c) Details of all new balustrade and railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site);

d) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site);

e) Detailed plans of all new external servicing, including but not restricted to vents, flues, rainwater goods, SVPS;

f) Detailed plans of proposed roof works, including new coverings and vents; and

g) A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.

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

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

immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 12 Prior to the erection of any permanent boundary treatment, detailed plans of all boundary treatment at a relevant scale of 1:10, 1:5 or 1:1 shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the application site and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 13 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 14 No development, other than demolition works to Queen Mother's Hall, Lord Cameron Hall and/or Rosalind Franklin shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 15 All hard and soft landscaping including replacement tree planting works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development or prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than

the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 16 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work, this will include a schedule of site monitoring: such details shall follow guidelines and standards set out in BS5837:2012

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 17 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority before any works on site are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 18 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out at any of the hereby approved single dwellings without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS14 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 19 Prior to commencement of the superstructure construction, details of the location, design and method of waste storage and removal including recycled materials,

shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 20 The two designated spaces for vehicles making deliveries to or collections from the site (as shown on Drawing 157780 PL-ST-105 Rev 3) shall be permanently retained and not used for any other purpose. All vehicles making routine deliveries to / collections from the site shall do so within those spaces. No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the site.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 21 Before occupation of any units, details of secure and covered cycle storage area for each building amounting to 263 cycles shall be submitted to and approved by the local planning authority. Details shall demonstrate which spaces are for each residential building. The approved cycle storage facility shall thereafter be provided in its entirety for each phase prior to the first occupation of any of the new units in that phase, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 22 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 23 Prior to first occupation of the development 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 the final

occupation of development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 24 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 CS13 of the London Borough of Camden Local Development Framework Core Strategy.

- 25 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, 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 CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water)

- 26 Prior to commencement of the development, a lifetime maintenance plan demonstrating how the sustainable drainage system as approved (Drainage Strategy Statement and appendices, Tully De'Ath Consultants, June 2015) will be maintained submitted to and approved in writing by the local planning authority.

The sustainable drainage system as approved (Drainage Strategy Statement and appendices, Tully De'Ath Consultants, June 2015) shall be installed as part of the development to achieve at least a 50% reduction in run off rate for all storms up to and including a 1:100 year storm with a 30% provision for climate change. The system shall include permeable paving, green roofs, and a total of 307m³ attenuation storage, as stated in the approved details and shall thereafter retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 27 Prior to occupation, evidence that the drainage system including permeable paving, green roofs, and a total of 307m³ attenuation storage has been implemented in accordance with the approved details (Drainage Strategy Statement and appendices, Tully De'Ath Consultants, June 2015) as part of the development shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

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

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 29 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(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 10dB(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 policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 30 Before the use commences, the extract ventilating system, air-conditioning plant, shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. 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 policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies

DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 31 Prior to commencement of works for the Pavilion buildings and the rear extension at Skeel Library 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 an initial 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 of the Pavilion buildings and the Skeel Library and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 32 Full details in respect of the pond located within the western courtyard as indicated on the approved plans shall be submitted to and approved by the local planning authority before the relevant phase of the development commences. The buildings of The Chapel, Townhouses, Pavilions and Queen Mothers Hall shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 33 Prior to commencement of works a method statement for a precautionary working approach to demolition and construction should be submitted to the Local Authority and approved in writing. This shall include approaches to mitigate the impact on bats, including impact of lighting during works. All site operatives must be made aware of the possible presence of protected species during works. If any protected species or signs of protected species are found, works should stop immediately and an ecologist should be contacted. The applicant may need to apply for a protected species licence from Natural England, evidence of which should be submitted to the Local Authority.

Reason: To ensure the development contributes towards the protection and creation of habitats and valuable areas for biodiversity in accordance with policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 34 Before the occupation of each building, details of noise and vibration mitigation to protect the residential properties in that building against noise and vibration

(including building services plant) shall be submitted and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation and remain in place for the lifetime of the development.

Reason: To safeguard the amenities of occupiers of the proposed use in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 35 Before the construction of the basement level car park detailed plans shall be provided to the Council for approval in writing indicating the location 20% active and 20% passive electric vehicle charging points of each Phase's car parking spaces. The charging points shall be provided in their entirety prior to occupation of any units, in accordance with the details thus approved and thereafter be permanently maintained and retained.

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

- 36 Prior to commencement of any development other than site clearance & preparation details of the feasibility of rainwater recycling proposals should be submitted to the local planning authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Core Strategy.

- 37 All units within the new replacement buildings of Lord Cameron Hall, Rosalind Franklin Hall, Queen Mother's Hall, the Townhouses and Pavilion shall be designed and constructed in accordance with Building Regulations Part M 4(2) with the exception of 10% of units (no 15) which would be adaptable to M4(3)'. Details of the location of these units shall be submitted prior to commencement of the superstructure of the replacement buildings of Lord Cameron Hall, Rosalind Franklin and Queen Mothers Hall.

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 CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 38 Prior to commencement of any development other than demolition, site clearance & preparation, a drainage strategy detailing any on and/or off site drainage works, prepared in consultation with the sewerage undertaker, shall be submitted to and approved in writing by the Local Planning Authority.

No discharge of foul or surface water from the site shall be made into the public sewer system until the drainage works identified in the strategy have been completed.

Reason: To ensure that sufficient capacity is made available for the new development and to avoid adverse environmental impact in accordance with Policy 5.13 of the London Plan 2011, consolidated with alterations since March 2015.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction

costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

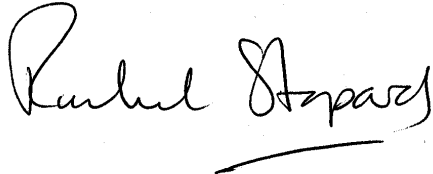
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment