



St Pancras Commercial Centre Technical Note on Sustainable Drainage Systems

Consulting Structural and Civil Engineers

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Revision	P01	Prepared by	Martyna Brudlo
Date	08.02.2020	Checked by	Alan Yan
Status	For Information	Approved by	Michael Duff

1 Introduction

This document has been prepared in response to the decision to grant planning permission by London Borough of Camden, which was issued on 24 December 2020 (see Appendix 1 for the Decision Notice). It sets out to demonstrate that the site satisfies the requirements of the Planning Condition 30 as stated in the decision received from the LBC.

The requirements of Condition 30 are met via a set of sustainable drainage measures incorporated within the site, proposed to improve water quality, provide biodiversity and reduce the proposed surface water run-off rate to the permissible limiting value agreed with Thames Water at the pre-planning stage.

2 SuDS Strategy

The drainage strategy for the site has been described in detail in *Drainage Strategy Report* dated November 2020 and *Response to Planning Application Comments* dated October 2019.

The summary of the SuDS measures proposed to be implemented is presented in the paragraphs below. For details, including calculations for a range of storm events (including 1 in 100 year storm event with 40% provision for climate change) refer to the documents listed above.

2.1 Rainwater Harvesting

It has been assessed that there is insufficient volume generated and incorporating rainwater harvesting for water distribution within the building for toilet flushing etc. would be inefficient. However, it is feasible to incorporate a rainwater harvesting system for irrigation purposes. Part of the surface water collected within the attenuation tank will be pumped to the planting areas located at the ground floor and terraces level for planting irrigation.

2.2 Blue / Green Roof

It is proposed to incorporate blue roof on level 6 of both the office building and the two residential buildings. The discharge rate from the blue roofs cannot be limited to the pro-rataed Greenfield run-off rate, therefore, the strategy is for the blue roofs to discharge into the attenuation tank located within the basement.

2.3 Attenuation Tank

An attenuation tank of 320 m³ located within the basement has been sized for a 1 in 100 year storm event + 40% climate change, which will allow the site to discharge at the calculated Greenfield runoff rate as per Local Authority, Thames Water and EA's requirements (5.9 litres/sec).

2.4 Discharging to Surface Water Sewer

It is proposed to reuse the existing surface water connection to the adjacent 1219mm fleet surface water sewer for rainwater discharge from the site.

2.5 Permeable Paving / Planting Areas

It is proposed to introduce permeable paving and planting areas within the development at the ground floor level to improve the water quality and for conveyance purposes. As the basement extends across the whole site no infiltration is feasible, therefore, water collected via planting/permeable paving will be collected within a crating system before being directed to the attenuation tank.

3 Lifetime Maintenance Plan

Maintenance strategy has been outlined in *Drainage Strategy Report* dated November 2020 and *Response to Planning Application Comments* dated October 2019.

Specific SuDS maintenance regimes will depend on the manufacturer's requirements, this will be written into the O&M Manual for the site by the contractor.

4 Water Quality Improvement

The water quality within the site will be improved via series of measures, including silt traps aimed at reducing the sediment and green roofs, raingardens and tree pits aimed at reducing the amount of pollutants from rainwater. Refer to Figure 4.1.

5 Construction Sequence

Construction sequence and mitigation measures in the event of groundwater breach are dependent on the chosen construction methodology and will be submitted by the appointed contractor at a later stage.

6 Summary

AKT II can confirm that the information provided fully satisfies the requirements of this Condition (No. 30) and that it should be discharged accordingly.

Element	Management stage	Water quantity	Water quality	Amenity & biodiversity	Proposed in scheme
Rainwater harvesting	Prevention	✓	✗	✗	✓
Green / brown / blue roof	Source control	✓	✓	✓	✓
Raingardens	Source control	✓	✓	✓	✓
Bio-retention	Source control	✓	✓	✓	✗
Permeable surfacing	Source control	✓	✓	✗	✓
Swales	Source control	✓	✓	✓	✗
Detention basin / ponds	Source control	✓	✓	✓	✗
Discharge to tidal river / dock / canals	Site control	✓	✗	✗	✗
Storage tanks / Geocellular storage	Site control	✓	✗	✗	✓
Oversized piping	Site control	✓	✗	✗	✗
Design for exceedance	Site control	✓	✗	✗	✗

Figure 4.1 Summary of proposed SuDS devices (excerpt from *Drainage Strategy Report* dated November 2020).

Appendices

- 1 London Borough of Camden Planning
Response from 24 December 2020



Application ref: 2019/4201/P
Contact: Elaine Quigley
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Date: 24 December 2020

Development Management
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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:

St Pancras Commercial Centre
63 Pratt Street
London
NW1 0BY

Proposal:

Demolition of existing buildings (Class B1c/B8); erection of 3x buildings ranging in height from 5 to 7 storeys above ground and a single basement level comprising a mixed use development of light industrial floorspace (Class B1c/B8), office floorspace (Class B1), 33x self-contained dwellings (Class C3), flexible retail floorspace (Class A1/A3); associated access and servicing, public realm, landscaping, vehicular and cycle parking, bin storage and other ancillary and associated works

Drawing Nos: Supporting documents

Archaeological Assessment (August 2019); Affordable Housing Statement (August 2019); Air Quality Assessment (August 2019); Arboricultural Impact Assessment (August 2019); Construction Management Plan (August 2019); Daylight and Sunlight Assessment (amended October 2019); Delivery and Servicing Plan (August 2019); Ecology Report (August 2019); Flood Risk Assessment (August 2019); Noise, Vibration and Ventilation Assessment (August 2019); Planning Statement (August 2019); Planning Statement Addendum (October 2019); Proposed Area Schedule (Email from Gerald Eve dated 09/01/2020); Design & Access Statement (August 2019); Statement of Community Engagement (August 2019); Contaminated Land Assessment (August 2019); Interim Report by soiltechnics (22/10/2019); Sustainability and Energy Statement (August 2019); Sustainability and Energy Statement - Response to Greater London Authorities (GLA) comments (25 October 2019); Sustainability and Energy

Statement - Response to Camden Council's comments (25 October 2019); Response to Planning Application Comments (October 2019); Response to Greater London Authority Water & Green Infrastructure Memo Stage 1 - Final (12/11/2019); Noise Impact Assessment Report (23 October 2019); Transport Assessment (August 2019); Supplementary Transport Assessment Note (25 November 2019); Servicing Management Plan (August 2019); Waste Strategy Response (undated); Tree Strategy Statement Rev P3 (amended 28/11/2019); Townscape, Visual Impact and Heritage Assessment (August 2019); Basement Impact Assessment Rev D (09/12/2019); Proposed Tree Matrix (SP108_Doc01_TM Rev P3) (28.11.19); SP108_Doc03_CFW Rev P1.

Proposed

477-CSJ-00-GF-RP-A-2000-S1-P02; 477-CSJ-00-B1-FP-A-3101-S1-P02; 477-CSJ-00-GF-FP-A-3102-S1-P04; 477-CSJ-00-M1-FP-A-3103-S1-P02; 477-CSJ-00-01-FP-A-3104-S1-P02; 477-CSJ-00-02-FP-A-3105-S1-P02; 477-CSJ-00-03-FP-A-3106-S1-P02; 477-CSJ-00-04-FP-A-3107-S1-P02; 477-CSJ-00-05-FP-A-3108-S1-P02; 477-CSJ-00-06-FP-A-3109-S1-P03; 477-CSJ-00-07-FP-A-3110-S1-P03; 477-CSJ-00-ZZ-SC-A-3200-S1-P03; 477-CSJ-00-ZZ-SC-A-3201-S1-P02; 477-CSJ-00-ZZ-SC-A-3202-S1-P02; 477-CSJ-00-ZZ-SC-A-3203-S1-P02; 477-CSJ-00-ZZ-SC-A-3204-S1-P02; 477-CSJ-00-ZZ-EL-A-3300-S1-P02; 477-CSJ-00-ZZ-EL-A-3301-S1-P02; 477-CSJ-M1-01-FP-A-5103-S1-P01; 477-CSJ-M1-04-FP-A-5105-S1-P01; 477-CSJ-A1-01-FP-A-5202-S1-P01; 477-CSJ-A1-05-FP-A-5206-S1-P01; 477-CSJ-C1-ZZ-DE-A-7001-S1-P02; 477-CSJ-C1-ZZ-DE-A-7002-S1-P02; 477-CSJ-C1-ZZ-DE-A-7003-S1-P02; 477-CSJ-C1-ZZ-DE-A-7004-S1-P02; 477-CSJ-C1-ZZ-DE-A-7005-S1-P02; 477-CSJ-C1-ZZ-DE-A-7006-S1-P02; 477-CSJ-M1-ZZ-DE-A-7020-S1-P02; 477-CSJ-M1-ZZ-DE-A-7021-S1-P02; 477-CSJ-M1-ZZ-DE-A-7022-S1-P02; 477-CSJ-A1-ZZ-DE-A-7030-S1-P01; 477-CSJ-C1-ZZ-SK-A-360-S1; 477-CSJ-A1-GF-SK-A-081-S1-C; 477-CSJ-M1-GF-SK-A-071-S1-C; SP108_00_ET Rev P2; SP108_01_GP Rev P3; SP108_02_GM Rev P3; SP108_03_RF Rev P3; SP108_11_01 rev P2; SP108_12_02 Rev P3; SP108_31_PP Rev P2; SP108_32_PT Rev P1; SP108_51_A1 Rev P2; SP108_51_A2 Rev P2; SP108_52_BB Rev P2; SP108_53_CD Rev P2; SP108_54_EF Rev P2; SP108_61_RT Rev P1; SP108_JCLA_191114_Public Space Views.

Existing

477-CSJ-00-ZZ-SI-A-0001-S1-P02; 477-CSJ-00-ZZ-SI-A-0002-S1-P02; 477-CSJ-00-GF-SI-A-0003-S1-P01; 477-CSJ-00-GF-FP-A-0100-S1-P01; 477-CSJ-00-M1-FP-A-0101-S1-P01; 477-CSJ-00-ZZ-SC-A-0200-S1-P02; 477-CSJ-00-ZZ-EL-A-0300-S1-P01; 477-CSJ-00-ZZ-EL-A-0301-S1-P01; 477-CSJ-00-ZZ-EL-A-0302-S1-P01.

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 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Existing

477-CSJ-00-ZZ-SI-A-0001-S1-P02; 477-CSJ-00-ZZ-SI-A-0002-S1-P02; 477-CSJ-00-GF-SI-A-0003-S1-P01; 477-CSJ-00-GF-FP-A-0100-S1-P01; 477-CSJ-00-M1-FP-A-0101-S1-P01; 477-CSJ-00-ZZ-SC-A-0200-S1-P02; 477-CSJ-00-ZZ-EL-A-0300-S1-P01; 477-CSJ-00-ZZ-EL-A-0301-S1-P01; 477-CSJ-00-ZZ-EL-A-0302-S1-P01.

Proposed

477-CSJ-00-GF-RP-A-2000-S1-P02; 477-CSJ-00-B1-FP-A-3101-S1-P02; 477-CSJ-00-GF-FP-A-3102-S1-P04; 477-CSJ-00-M1-FP-A-3103-S1-P02; 477-CSJ-00-01-FP-A-3104-S1-P02; 477-CSJ-00-02-FP-A-3105-S1-P02; 477-CSJ-00-03-FP-A-3106-S1-P02; 477-CSJ-00-04-FP-A-3107-S1-P02; 477-CSJ-00-05-FP-A-3108-S1-P02; 477-CSJ-00-06-FP-A-3109-S1-P03; 477-CSJ-00-07-FP-A-3110-S1-P03; 477-CSJ-00-ZZ-SC-A-3200-S1-P03; 477-CSJ-00-ZZ-SC-A-3201-S1-P02; 477-CSJ-00-ZZ-SC-A-3202-S1-P02; 477-CSJ-00-ZZ-SC-A-3203-S1-P02; 477-CSJ-00-ZZ-SC-A-3204-S1-P02; 477-CSJ-00-ZZ-EL-A-3300-S1-P02; 477-CSJ-00-ZZ-EL-A-3301-S1-P02; 477-CSJ-M1-01-FP-A-5103-S1-P01; 477-CSJ-M1-04-FP-A-5105-S1-P01; 477-CSJ-A1-01-FP-A-5202-S1-P01; 477-CSJ-A1-05-FP-A-5206-S1-P01; 477-CSJ-C1-ZZ-DE-A-7001-S1-P02; 477-CSJ-C1-ZZ-DE-A-7002-S1-P02; 477-CSJ-C1-ZZ-DE-A-7003-S1-P02; 477-CSJ-C1-ZZ-DE-A-7004-S1-P02; 477-CSJ-C1-ZZ-DE-A-7005-S1-P02; 477-CSJ-C1-ZZ-DE-A-7006-S1-P02; 477-CSJ-M1-ZZ-DE-A-7020-S1-P02; 477-CSJ-M1-ZZ-DE-A-7021-S1-P02; 477-CSJ-M1-ZZ-DE-A-7022-S1-P02; 477-CSJ-A1-ZZ-DE-A-7030-S1-P01; 477-CSJ-C1-ZZ-SK-A-360-S1; 477-CSJ-A1-GF-SK-A-081-S1-C; 477-CSJ-M1-GF-SK-A-071-S1-C; SP108_00_ET Rev P2; SP108_01_GP Rev P3; SP108_02_GM Rev P3; SP108_03_RF Rev P3; SP108_11_01 rev P2; SP108_12_02 Rev P3; SP108_31_PP Rev P2; SP108_32_PT Rev P1; SP108_51_A1 Rev P2; SP108_51_A2 Rev P2; SP108_52_BB Rev P2; SP108_53_CD Rev P2; SP108_54_EF Rev P2; SP108_61_RT Rev P1; SP108_JCLA_191114_Public Space Views.

Supporting documents

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Supplementary Transport Assessment Note (25 November 2019); Servicing Management Plan (August 2019); Waste Strategy Response (undated); Tree Strategy Statement Rev P3 (amended 28/11/2019); Townscape, Visual Impact and Heritage Assessment (August 2019); Basement Impact Assessment Rev D (09/12/2019); Proposed Tree Matrix (SP108_Doc01_TM Rev P3) (28.11.19); SP108_Doc03_CFW Rev P1.

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

- 3 The external noise level emitted from plant, machinery or equipment at the development 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.

- 4 Prior to use, plant or equipment and ducting at the development 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 ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 The noise level in residential rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration, in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Units M_01_01, M_01_02, M_01_03, M_01_05, A_01_01, A_01_02, A_01_03, M_02_01, M_02_02, M_02_03, M_02_04, M_02_05, A_02_01, A_02_02, A_02_03, M_03_01, M_03_02, M_03_03, M_03_04, M_03_05, A_03_01, A_03_02, A_03_03, M_04_01, M_04_02, M_04_03, M_04_04, A_04_01, A_04_02, A_04_03 and A_05_01 as indicated on the plans hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

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

- 7 Units M_01_04 and A_05_02 as indicated on the plans hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (3). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with Policy H6 of the Camden Local Plan 2017.

- 8 Before the relevant part of the work is begun, 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:

a) 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).

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 D1 of the London Borough of Camden Local Plan 2017.

- 9 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.

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.

- 10 Prior to the commencement of above-ground works, 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. 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 policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 11 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details 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 policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 12 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing. Fruiting species shall be included in the proposed mix of replacement trees.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of Policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 13 Prior to the commencement of above-ground works, details of a lighting strategy for the site shall be submitted to and approved in writing by the local planning authority. Such details shall include lighting to serve the public open space, and the entrances to the buildings.

The approved scheme shall be implemented as part of the development and thereafter retained and maintained.

Reason: To maintain a high quality of amenity and a safe environment, in accordance with Policies D1 and A3 of the Camden Local Plan 2017.

- 14 Before the relevant uses commence, details of secure and covered cycle storage areas for the individual retail (5 spaces) and light industrial units (15 spaces) shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of any relevant units, and permanently retained thereafter.

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

- 15 The approved cycle storage facilities for the residential (26 for the affordable block and 35 for the market block) and office uses (228 spaces) shall be provided in their entirety prior to the first occupation of any of the new residential units / commencement of the commercial uses (as appropriate), and permanently retained thereafter.

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

- 16 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, any kitchen extracts or other pollution sources 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.

- 17 Prior to commencement of above ground works, drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated equipment to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy CC1 of the London Borough of Camden Local plan Policies.

- 18 The biodiverse roofs hereby approved shall be fully installed on the building(s) prior to their occupation.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies A3 and CC3 of the Camden Local Plan 2017.

- 19 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

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, CC3 of the London Borough of Camden Local Plan 2017.

- 20 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 occupation of the 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 Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 21 Prior to commencement of above ground works, details, drawings and data

sheets showing the location, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving of the air source heat pumps and associated equipment to be installed on the building, shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a metering details including estimated costs to occupants and commitment to monitor performance of the system post construction. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy CC1 of the London Borough of Camden Local plan Policies.

- 22 No properties shall be occupied until confirmation has been provided that either: all water network upgrades required to accommodate the additional flows from the development have been completed; or a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development, in accordance with the requirements of Policy CC3 of the Camden Local Plan 2017.

- 23 No construction shall take place within 5.0m of a clean water trunk main or 3.0m of a clean water distribution main. If there is an existing building within the no construction zone stated, a new structure can be construction, but no closer than the existing building, as long as an impact assessment (through the Thames Water asset protection team) is approved which proved that the demolition, construction and long term loading do not negatively impact the existing clean water mains. If the no construction clearances cannot be achieved, information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure. In accordance with the requirements of Policy CC3 of the Camden Local Plan 2017.

- 24 No piling shall take place until a piling method statement (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 in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. In accordance with the requirements of Policy CC3 of the Camden Local Plan 2017.

- 25 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 safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies A1, A4 and CC4 of the Camden Local Plan 2017.

- 26 All Non-road Mobile Machinery (NRMM) used during the course of the development that is within the scope of the GLA 'Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (SPG) dated July 2014, or any successor document, shall comply with the low emission zone requirements therein and be registered for use 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.

- 27 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.

- 28 Evidence must be provided that the site buildings were built post 2000, or an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation.

Reason To protect future occupiers of the development from the possible contamination arising in connection with the buildings on the site in accordance with policies A1, C1 and CC5 of the London Borough of Camden Local Plan 2017.

- 29 Prior to the commencement of work for each section of the development or such other date, 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 risk associated with site contamination shall be submitted to and approved in writing by the LPA.

- A) A refined Conceptual Site Model of plausible Pollution Linkages pre remediation.
- B) A remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
- C) A verification report providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete.

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 in writing 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.

- 30 Prior to the commencement of development, full details of the sustainable drainage system including a total of 585 sqm blue roofs, SuDS tree pits, SuDS rain gardens and a basement attenuation tank, shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate the run off rates approved by the Local Planning Authority. Details shall include the proposed
- lifetime maintenance plan for each element;
 - methods to improve water quality on the site;
 - construction sequence, including mitigation methods in the event of groundwater level breach;

and systems shall thereafter be retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 31 No above ground new development shall commence in a Phase until a Fire Statement for the relevant Phase 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 Phase 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 C5 of the Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 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.

- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 4 Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.
<https://developers.thameswater.co.uk/Developing-a-largesite/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water.
Email: developer.services@thameswater.co.uk

Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.
<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes>

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- 5 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).

- 6 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.
- 7 The applicant is advised that they will need to enter into a Section 38 Agreement with the Council for the adoption of sections of new footway. You are advised to liaise with the Council's Transport Team on this matter.
- 8 Non-road mobile machinery (NRMM) is any mobile machine or vehicle that is not solely intended for carrying passengers or goods on the road. The Emissions requirements are only applicable to NRMM that is powered by diesel, including diesel hybrids. For information on the NRMM Low Emission Zone requirements and to register NRMM, please visit "<http://nrmm.london/>".

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

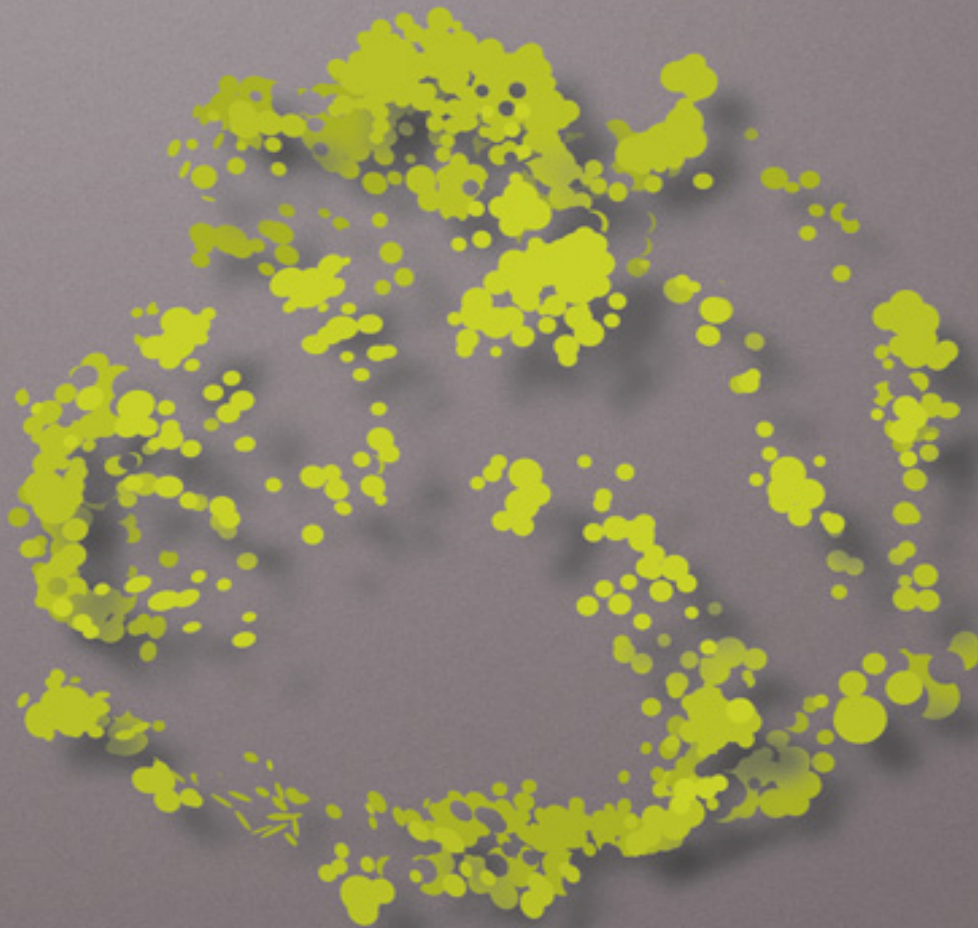
You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer



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