

Application ref: 2020/3461/P  
Contact: Charlotte Meynell  
Tel: 020 7974 2598  
Email: Charlotte.Meynell@camden.gov.uk  
Date: 11 May 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

HTA  
78 Chamber Street  
London  
E1 8BL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**Chester Road Hostel**  
**2 Chester Road**  
**London**  
**N19 5BP**

Proposal:

Redevelopment of the site to include demolition of existing hostel building and the erection of a new hostel building (sui generis) formed of 3 x part 3, part 4 storey blocks with 2 x external stairwells arranged around a central courtyard. Associated works include installation of plant equipment, access arrangements and tree and landscaping works.

Drawing Nos: Existing Drawings:

0614-BPA-06000; 0614-BPA-XX-DR Rev. P1; 0614-BPA-06052 Rev. P1; 0614-BPA-06053 Rev. P1; 17890/T/01-01.

Demolition Drawings:

0614-BPA-06060 Rev. P1; 0614-BPA-06061 Rev. P1.

Proposed Drawings:

0614-BPA-06160 Rev. P2; 0614-BPA-06161 Rev. P2; 0614-BPA-06162 Rev. P2;  
0614-BPA-06163 Rev. P2; 0614-BPA-06164 Rev. P2; 0614-BPA-06165 Rev. P2;  
0614-BPA-06170 Rev. P1; 0614-BPA-06171 Rev. P1; 0614-BPA-06172 Rev. P1;  
0614-BPA-06173 Rev. P1; 0614-BPA-06250 Rev. P1; 0614-BPA-06260 Rev. P1;  
0614-BPA-06261 Rev. P1; 0614-BPA-06262 Rev. P1; 0614-BPA-06263 Rev. P1;  
0614-BPA-06264 Rev. P1; 0614-BPA-06265 Rev. P1; 0614-BPA-06266 Rev. P1;  
0614-BPA-06350 Rev. P1; 0614-BPA-06360 Rev. P1; 0614-BPA-06950 Rev. P1;

0614-BPA-06951 Rev. P1; 0614-BPA-06952 Rev. P1; 0614-BPA-XX-DR-A-00845 Rev. T1; 0614-BPA-XX-DR-A-00930 Rev. T2; 0614-BPA-XX-DR-A-00931 Rev. T2; 0614-BPA-XX-DR-A-00932 Rev. T2; 0614-BPA-XX-DR-A-00933 Rev. T2; 0614-BPA-XX-DR-A-00934 Rev. T2; 0614-BPA-XX-DR-A-00935 Rev. T2; 0614-BPA-XX-DR-A-00936 Rev. T2; 0614-BPA-XX-DR-A-00937 Rev. T2; 220-PL-001 Rev. B; 1777-DR-050 Rev. P05; J093-V[21]0001 Rev. \*.

Supporting Documents:

Accommodation Schedule Rev. E (dated 06/07/2020); Air Quality Assessment (prepared by RPS Consulting Services Ltd, dated 22/01/2020); Air Quality Neutral Statement (prepared by RPS Consulting Services Ltd, dated 08/03/2021); Arboricultural Impact Assessment (prepared by D F Clark Bionomique Ltd, dated 08/05/2020); Bauder BioSOLAR PV Green Roof System General Maintenance Rev. V5 (prepared by Bauder, dated October 2019); Daylight and Sunlight Assessment (prepared by BRE, dated 06/05/2020); Design and Access Statement (prepared by Bell Phillips Architects, dated March 2021); Drainage Statement (prepared by Infrastruct CS Ltd, dated May 2020); Energy Assessment Rev. B (prepared by Richie and Daffin, dated 05/03/2021); Appendix B Addendum (Be Green DER Worksheets); Environmental Noise Survey and Acoustic Design Statement Report (prepared by Hann Tucker Associates, dated 19/04/2019); Equality Impact Assessment (prepared by London Borough of Camden, dated June 2020); Fire Safety Overview Rev. E (prepared by BWC Fire Limited, dated 27/11/2020); Fire Safety Terms Glossary (prepared by BWC Fire Limited, dated 10/06/2020); Additional Floor Fire Safety Implications Overview (prepared by BWC Fire Limited, dated 10/06/2020); GLA Carbon Emission Reporting Spreadsheet v1.2\_2020\_03052021; Heritage Statement (prepared by Bidwells, dated May 2020); Landscape Report Rev. A (prepared by Anna French Associates Ltd, dated 02/07/2020); Planning Statement (prepared by HTA Design LLP, dated March 2021); Preliminary Ecological Appraisal Report (prepared by D F Clark Bionomique Ltd, dated 08/08/2019); Protected Species Report: Bat Presence and Absence Survey (prepared by Brindle and Green Ecological Consultants, dated October 2020); Rapid Health Impact Assessment Matrix Self-completion Form (received 16/03/2021); Report on Phase 1 Risk Assessment (prepared by Site Analytical Services Ltd, dated August 2019); Report on Phase 2 Ground Investigation (prepared by Site Analytical Services Ltd, dated August 2019); Scoping and Screening Report Ref. 19/31117 (prepared by Site Analytical Services Limited, dated December 2019); Statement of Community Involvement (prepared by HTA Design LLP, dated July 2020); Sustainability and HQM Statement (prepared by Etude, dated May 2020); Transport Statement (prepared by Motion, dated 16/03/2021).

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

Condition(s) and Reason(s):

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

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

- 2 Approved Plans

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

Existing Drawings:

0614-BPA-06000; 0614-BPA-XX-DR Rev. P1; 0614-BPA-06052 Rev. P1; 0614-BPA-06053 Rev. P1; 17890/T/01-01.

Demolition Drawings:

0614-BPA-06060 Rev. P1; 0614-BPA-06061 Rev. P1.

Proposed Drawings:

0614-BPA-06160 Rev. P2; 0614-BPA-06161 Rev. P2; 0614-BPA-06162 Rev. P2; 0614-BPA-06163 Rev. P2; 0614-BPA-06164 Rev. P2; 0614-BPA-06165 Rev. P2; 0614-BPA-06170 Rev. P1; 0614-BPA-06171 Rev. P1; 0614-BPA-06172 Rev. P1; 0614-BPA-06173 Rev. P1; 0614-BPA-06250 Rev. P1; 0614-BPA-06260 Rev. P1; 0614-BPA-06261 Rev. P1; 0614-BPA-06262 Rev. P1; 0614-BPA-06263 Rev. P1; 0614-BPA-06264 Rev. P1; 0614-BPA-06265 Rev. P1; 0614-BPA-06266 Rev. P1; 0614-BPA-06350 Rev. P1; 0614-BPA-06360 Rev. P1; 0614-BPA-06950 Rev. P1; 0614-BPA-06951 Rev. P1; 0614-BPA-06952 Rev. P1; 0614-BPA-XX-DR-A-00845 Rev. T1; 0614-BPA-XX-DR-A-00930 Rev. T2; 0614-BPA-XX-DR-A-00931 Rev. T2; 0614-BPA-XX-DR-A-00932 Rev. T2; 0614-BPA-XX-DR-A-00933 Rev. T2; 0614-BPA-XX-DR-A-00934 Rev. T2; 0614-BPA-XX-DR-A-00935 Rev. T2; 0614-BPA-XX-DR-A-00936 Rev. T2; 0614-BPA-XX-DR-A-00937 Rev. T2; 220-PL-001 Rev. B; 1777-DR-050 Rev. P05; J093-V[21]0001 Rev. \*.

Supporting Documents:

Accommodation Schedule Rev. E (dated 06/07/2020); Air Quality Assessment (prepared by RPS Consulting Services Ltd, dated 22/01/2020); Air Quality Neutral Statement (prepared by RPS Consulting Services Ltd, dated 08/03/2021); Arboricultural Impact Assessment (prepared by D F Clark Bionomique Ltd, dated 08/05/2020); Bauder BioSOLAR PV Green Roof System General Maintenance Rev. V5 (prepared by Bauder, dated October 2019); Daylight and Sunlight Assessment (prepared by BRE, dated 06/05/2020); Design and Access Statement (prepared by Bell Phillips Architects, dated March 2021); Drainage Statement (prepared by Infrastruct CS Ltd, dated May 2020); Energy Assessment Rev. B (prepared by Richie and Daffin, dated 05/03/2021); Appendix B Addendum (Be Green DER Worksheets); Environmental Noise Survey and Acoustic Design Statement Report (prepared by Hann Tucker Associates, dated 19/04/2019); Equality Impact Assessment (prepared by London Borough of Camden, dated June 2020); Fire Safety Overview Rev. E (prepared by BWC Fire Limited, dated 27/11/2020); Fire Safety Terms Glossary (prepared by BWC Fire Limited, dated 10/06/2020); Additional Floor Fire Safety Implications Overview (prepared by BWC Fire Limited, dated 10/06/2020); GLA Carbon Emission Reporting Spreadsheet v1.2\_2020\_03052021; Heritage Statement (prepared by Bidwells, dated May 2020); Landscape Report Rev. A (prepared by Anna French Associates Ltd, dated 02/07/2020); Planning Statement (prepared by HTA Design LLP, dated March 2021); Preliminary Ecological Appraisal Report (prepared by D F Clark Bionomique Ltd, dated 08/08/2019); Protected Species Report: Bat Presence and Absence Survey (prepared by Brindle and Green Ecological Consultants, dated October 2020); Rapid Health Impact

Assessment Matrix Self-completion Form (received 16/03/2021); Report on Phase 1 Risk Assessment (prepared by Site Analytical Services Ltd, dated August 2019); Report on Phase 2 Ground Investigation (prepared by Site Analytical Services Ltd, dated August 2019); Scoping and Screening Report Ref. 19/31117 (prepared by Site Analytical Services Limited, dated December 2019); Statement of Community Involvement (prepared by HTA Design LLP, dated July 2020); Sustainability and HQM Statement (prepared by Etude, dated May 2020); Transport Statement (prepared by Motion, dated 16/03/2021).

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

### 3 Details, Materials and Samples

Prior to commencement of the above ground works excluding demolition, 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) Facing materials of all buildings (to be submitted to the Local Planning Authority), samples (to be provided on site or at the architects' office), and sample panels at a minimum of 1m x 1m of the ceramic tiles, brickwork and pointing (to be provided on site and retained until the work has been completed).
- b) Details including sections at 1:10 of all windows (including jambs, head and cill), external doors, ventilation grilles and gates.
- c) Details including materials of all walkways and the stair cores.
- d) Details of external plant enclosure.
- e) Details of all gates, fences or other means of enclosure which form part of the public realm.

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: In order to safeguard the appearance of the building and the character and appearance of the wider area in accordance with the requirements of policies D1 and D2 of the London Borough Camden Local Plan 2017.

### 4 Accessible Units

The wheelchair accessible units shown on the plan number 0614-BPA-06161 Rev. P2 hereby approved, shall be designed and constructed in accordance with Building Regulations Part M4 (3), with all other units being designed and constructed in accordance with Building Regulations Part M4 (2).

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 C6 of the London Borough of Camden Local Plan 2017.

## 5 Lighting Strategy

Prior to commencement of the lighting installation, a lighting strategy for all areas of external artificial lighting shall be submitted to and approved in writing by the local planning authority. Lighting contours shall be submitted to demonstrate that the vertical illumination of neighbouring premises is in accordance with the recommendations of the Institution of Lighting Professionals in the 'Guidance Notes for the Reduction of Obtrusive Light'. Details should also be submitted for approval of measures to minimise use of lighting and prevent glare and sky glow by correctly using, locating, aiming and shielding luminaires. Such strategy shall be developed with input from a specialist lighting engineer accredited by the Institute of Lighting Engineers and shall incorporate (inter alia) consideration of the impact of the lighting design on the needs of wildlife, contributing to reducing crime, residential properties, maintainability, and whole life cost and energy use.

The details shall include the following:

- a. lighting to the route and circulation areas in the public realm, including Colva Walk
- b. external elevations of buildings including entrances and any architectural lighting
- c. lighting within all publically accessible areas of the ground floors of each building

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

## 6 Cycle parking

Prior to first occupation, the following bicycle parking shall be provided:

- secure and covered parking for 18 long stay bicycles.
- secure parking for 8 short stay bicycles.

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policy T1 of the London Borough of Camden Local Plan.

## 7 Basement works - chartered engineer details to be submitted

Excluding demolition, 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, D2 and A5 of the London Borough of Camden Local Plan 2017.

#### 8 Basement works - in compliance with BIA

The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Scoping and Screening Report Ref. 19/31117 (prepared by Site Analytical Services Limited, dated December 2019) hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: Development must not commence before this condition is discharged to safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area, and prevent irrevocable damage, in accordance with the requirements of Policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

#### 9 Piling

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 sewerage 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 shall be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard the existing public sewer infrastructure, controlled waters and the structural stability of the neighbouring structures, in accordance with the requirements of Policies A5 and CC3 of the London Borough of Camden Local Plan 2017.

#### 10 Land Contamination

Prior to the commencement of work, excluding demolition, the following components shall be submitted to and approved in writing by the LPA to address the risk associated with land contamination.

a) A Remediation Strategy (RS) based on the Phase 2 Ground Investigation by Site Investigation Services Ltd (Ref 19/30378-1) giving full details of the remediation measures required and how they are to be undertaken.

b) A verification plan demonstrating the works set out in the Remediation Strategy have been undertaken.

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.

#### 11 Post construction radon gas and vapour investigation

Within 6 months of first occupation, a post construction radon gas and vapour investigation report including a detailed assessment of the risks to all receptors that may be affected [where necessary incorporating a Remediation Strategy (RS)] and Verification Statement (VS) shall be submitted to, and approved in writing by, the local planning authority.

Where remedial measures are implemented to protect end-users of the development they shall be maintained.

Reason: To ensure the risks to the future users are minimised, and to ensure the development can be carried out in accordance with Policies A5 and C1 of the London Borough of Camden Local Plan 2017.

#### 12 Plant Noise Levels

Prior to occupation of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the typical 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. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

#### 13 Plant Anti-vibration Isolators

Prior to installation of plant, details of anti-vibration measures shall be submitted to and approved in writing by the Council. The measures shall ensure that plant is mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

#### 14 Internal Noise Levels

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

Reason: To safeguard the amenities of future occupants in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

#### 15 Landscaping details

No above ground works (excluding demolition) 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, and a 3 year landscape maintenance plan. 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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

#### 16 Landscaping details - compliance

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.

Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) 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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

#### 17 Tree protection measures

Prior to the commencement of any works on site, details demonstrating how



trees to be retained shall be protected during demolition and construction work, to include a schedule of monitoring and supervision by the project arboriculturist, shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

#### 18 Foundation details affecting trees

Prior to commencement of above ground works (excluding demolition), 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. 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 policies A2 and A3 of the London Borough of Camden Local Plan 2017.

#### 19 SuDS feasibility and details

a) Prior to commencement of above ground works (excluding demolition), a detailed blue/green roof feasibility study including costings and maintenance details must be submitted to and approved in writing by the local planning authority.

b) Prior to commencement of above ground works (excluding demolition), full details of the sustainable drainage system including any blue/green roof, 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. If necessary, a revised drainage statement, SuDS pro-forma and supporting evidence should be submitted, to include:

- The proposed SuDS or drainage measures including storage capacities;
- The proposed surface water discharge rates or volumes.

Details shall include a lifetime maintenance plan, 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

CC2 and CC3 of the London Borough of Camden Local Plan 2017.

20 Green roof

Prior to commencement of above-ground development (excluding demolition), full details in respect of the green roofs in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. Details of the green roof provided shall include: 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 roofs, as well as details of the maintenance programme for green roof. The buildings 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 A3, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

21 Bird and bat boxes

Prior to 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 should be incorporated into the fabric of the building, or reasons given why this is not possible. 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 ensure the development undertakes reasonable measures to take account of biodiversity in accordance with Policy A3 of the London Borough of Camden Local Plan 2017.

22 Photovoltaic Panels

Prior to commencement of above ground works (excluding demolition), 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 2017.

23 Mechanical Ventilation

Prior to commencement of development (excluding demolition and site preparation works), full details of the mechanical ventilation system including

air inlet locations and filtration systems (if required) shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and any other emission 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 Policy CC4 of the London Borough of Camden Local Plan 2017 and Policy SI 1 of the London Plan 2021.

#### 24 Maximum Internal and External Water Use

The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day and a maximum external water use of 5 litres/person/day. The units 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.

#### 25 Construction related air quality impacts - Monitoring

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

- a. prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;
- b. prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date.

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

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of Policies A1 and CC4 of the London Borough of Camden Local Plan 2017.

#### 26 Diversion of waste from landfill

Prior to commencement of development, a waste management plan demonstrating how 95% of construction and demolition waste will be reused/recycled/recovered and 95% of excavation waste used for beneficial purposes shall be submitted to and approved by the Local Planning Authority. The plan shall be thereafter be delivered in accordance with the approved details.

Reason: To ensure the development optimises resource efficiency in accordance with Policy CC1 of the London Borough of Camden Local Plan

2017 and to reduce waste and support the circular economy in accordance with policy SI 7 of the London Plan 2021.

## 27 Waste Strategy

Details for the waste management arrangement to include the method of waste segregation, storage, transfer and removal of waste, shall be submitted in a documented waste strategy as part of the Servicing Management Plan, to and approved by the local planning authority. The facility and strategy as approved shall be provided 6 weeks in advance of first occupation of the units.

Reason: To ensure that all types of produced waste is appropriately managed and handled in accordance with Directive 2008/98/EC on waste (Waste Framework Directive). To be developed in accordance with Camden Planning Guidance: Design Section 8 Storage and collection of recycling and waste, and Policy CC5 of the London Borough of Camden Local Plan 2017.

## 28 Secured By Design

Prior to first occupation, evidence of the building achieving a silver certification under the Secure by Design standard, shall be submitted to and approved in writing by the local planning authority.

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

## 29 Construction Machinery

All Non-Road Mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the demolition and construction phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the demolition and construction phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of Policies A1, A4 and CC4 of the Camden Local Plan 2017.

## 30 External Fixtures/Building Services

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

Reason: In order to safeguard the appearance of the building and to safeguard the character and appearance of the wider area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

31 \*\*Quantum of housing

The development hereby approved shall provide a hostel for homeless families with 50 temporary accommodation units (Class Sui Generis), and shall comprise of 30 studios, 16 1-beds, 2 2-beds and 2 1-bed wheelchair accessible units

Reason: To secure sufficient provision of a type of affordable housing in accordance with the requirements of Policies H4 and H8 of the London Borough of Camden Local Plan 2017.

32 \*\*Car-free development

The development shall be car free.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policy T2 of the London Borough of Camden Local Plan 2017.

33 \*\*CMP

Prior to commencement of above ground works (excluding demolition), a Construction Management Plan (CMP) (including mitigation measures to control construction-related air quality impacts on the site) shall be submitted to and approved by the local planning authority.

The CMP shall set out all measures that the Owner will adopt in undertaking the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual.

Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the construction period and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies A1, T3 and T4 of the London Borough of Camden Local Plan 2017.

34 \*\* DMP

Prior to commencement of demolition, a Demolition Management Plan (DMP) (including mitigation measures to control construction-related air quality

impacts on the site) shall be submitted to and approved by the local planning authority.

The DMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing building using good site practices in accordance with the Council's Considerate Contractor Manual.

Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition period and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Demolition Management Plan shall at all times remain implemented during all works of demolition.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies A1, T3 and T4 of the London Borough of Camden Local Plan 2017.

35 \*\*DMP/CMP monitoring fee

On or prior to Implementation, confirmation that the necessary measures for the provision monitoring the Demolition Management Plan (DMP) and Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies A1, T3 and T4 of the London Borough of Camden Local Plan 2017.

36 \*\*DMP/CMP Impact Bond

On or prior to Implementation, confirmation that the necessary measures for a bond for the Demolition Management Plan (DMP) and Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies A1, T3 and T4 of the London Borough of Camden Local Plan 2017.

37 \*\*Highways contribution

On or prior to Implementation, confirmation that the necessary measures for

the provision of highways, pedestrian, cycling, environmental and public realm improvements in the vicinity of the Development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policies T1, T2 and T3 of the Camden Local Plan 2017.

38 \*\*Approval of architect

Prior to commencement of above ground works (excluding demolition), details of the architect to be employed for the construction period shall be submitted to and approved in writing by the local planning authority.

Reason: In order to safeguard the appearance of the building and the character and appearance of the wider area in accordance with the requirements of policies D1 and D2 of the London Borough Camden Local Plan 2017.

39 \*\*Sustainability and energy

Prior to commencement of above ground works (excluding demolition), a sustainability plan and an energy plan shall be submitted to and approved in writing by the local planning authority. Such plans shall demonstrate:

- o Sustainability measures to be secured through sustainability plan
- o Water efficiency targets to be secured through sustainability plan
- o Energy provisions to be secured through EE&RE plan:
  - Passive and efficiency measures in accordance with the proposed plans
- o Overall minimum 67.5% CO2 reductions beyond Part L 2013 as amended for the residential element (using SAP 10 factors); overall minimum 40.6% CO2 reductions beyond Part L 2013 as amended for the commercial element (using SAP 10 factors); minimum 2.9% Be Lean stage reduction through building efficiency for the residential element (using SAP 2012 factors); minimum 6.8% Be Lean stage reduction through building efficiency for the commercial element (using SAP 2012 factors); minimum 64.8% Be Green stage reduction (reduction against the previous stage) through renewables for the residential element (using SAP 10 factors); minimum 24% Be Green stage reduction (reduction against the previous stage) through renewables for the commercial element (using SAP 10 factors).

Reason: To ensure the proposal is energy efficient and sustainable in accordance with Policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

40 \*\*Energy monitoring

In order to demonstrate compliance with the 'be seen' post-construction monitoring requirement of Policy SI 2 of the London Plan, the legal Owner shall at all times and all in all respects comply with the energy monitoring requirements set out in points a, b and c below. In the case of non-compliance the legal Owner shall upon written notice from the Local Planning Authority immediately take all steps reasonably required to remedy non-compliance.

a. Within four weeks of planning permission being issued by the Local Planning Authority, the Owner is required to submit to the GLA accurate and verified estimates of the 'be seen' energy performance indicators, as outlined in Chapter 3 'Planning stage' of the GLA 'Be seen' energy monitoring guidance document, for the consented development. This should be submitted to the GLA's monitoring portal in accordance with the 'Be seen' energy monitoring guidance.

b. Once the as-built design has been completed (upon commencement of RIBA Stage 6) and prior to the building(s) being occupied (or handed over to a new legal owner, if applicable), the legal Owner is required to provide updated accurate and verified estimates of the 'be seen' energy performance indicators for each reportable unit of the development, as per the methodology outlined in Chapter 4 'As-built stage' of the GLA 'Be seen' energy monitoring guidance. All data and supporting evidence should be uploaded to the GLA's monitoring portal. The owner should also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document.

c. Upon completion of the first year of occupation following the end of the defects liability period (DLP) and for the following four years, the legal Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each reportable unit of the development as per the methodology outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document. All data and supporting evidence should be uploaded to the GLA's monitoring portal. This condition will be satisfied after the legal Owner has reported on all relevant indicators included in Chapter 5 'In-use stage' of the GLA 'Be Seen' energy monitoring guidance document for at least five years.

Reason: In order to ensure that actual operational energy performance is minimised and demonstrate compliance with the 'be seen' post-construction monitoring requirement of Policy SI 2 of the London Plan 2021.

41 \*\*Carbon offset payment

On or prior to Implementation, confirmation that the necessary measures for carbon offsetting shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with Policy CC1 of the London Borough of Camden Local Plan 2017.

42 \*\*Employment and training opportunities

Prior to commencement of the development hereby approved, including the extraction of basements and/or foundations but excluding demolition and other enabling works the applicant and/or developer shall:

- o have entered into an agreement with the Kings Cross Construction Skills Centre to support the recruitment of Camden residents to jobs created during



the construction of the development; to advertise all construction job vacancies locally; and to work towards a target that 20% of jobs are filled by Camden residents.

o have entered into an agreement with the Kings Cross Construction Skills Centre to provide 2 construction industry apprenticeships to Camden residents using a range of options tailored to the build requirements of the development. The placements would be delivered throughout the course of the development.

Reason: In order to ensure that unemployed people within the London Borough of Camden have training and employment opportunities during the construction phase of major developments in accordance with Policies E1 and E2 of the London Borough of Camden Local Plan 2017.

43 \*\*Hostel Management Plan

Prior to occupation, a Hostel Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of security arrangements, complaints system, and response mechanism.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and H8 of the London Borough of Camden Local Plan 2017.

44 \*\*Need for a legal agreement

In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement no works shall be commenced on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with \*\* in this planning permission and those obligations shall apply to all conditions above marked with \*\*.

Reason: In order to define the permission and to secure development in accordance with Policy DM1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street

London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.

- 5 Construction related air quality impacts - Mitigation

Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.

- 6 Non-Road Mobile Machinery (NRMM)

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/>".

- 7 Please read Thames Water's 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-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

- 8 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online.
- 9 In relation to living roofs it is recommended for the proposed substrate to be sourced from site (for example: soil and crushed brick) for sustainability reasons and to provide better conditions for local species.
- 10 Any vegetation clearance should be undertaken outside of the bird nesting season (March-August inclusive). If this is not possible then areas suitable for bird nesting should be checked by a suitably qualified ecologist prior to clearance.
- 11 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 12 The matters covered by conditions marked with an \*\* are matters which would usually be incorporated into a Section 106 Agreement. On Council own schemes because the Council cannot enter into an agreement with itself the usual practice would for the permission to reference the Section 106 requirements for information.  
If the Council retains ownership of the application site although the reference to Section 106 requirements would not be legally binding they would act as a record of the requirements the Council as planning authority expects the Council as landowner to comply with. If the Council disposes of a relevant interest in the Application Site (which for the avoidance of doubt will not include disposals to individual tenants and occupiers) the incoming owner will be required to enter into a Section 106 giving effect to those requirements which will then become a legally binding document.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer