

156 West End Lane – S96a – non-material amendments to 2019/4140/P

APPENDIX 1 – PROPOSED AMENDMENTS TO WORDING OF CONDITIONS

Condition 4: Brickwork Samples		
Existing wording	Proposed wording	Reason for amendment
<p>Prior to the commencement of works on site, other than site clearance, preparation, and demolition, sample panels of all the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and the approved panels shall be retained on site until the work has been completed.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 (Design) of the London Borough of Camden Local Plan 2017.</p>	<p>Prior to the commencement of works, other than site clearance and preparation, demolition, excavation, piling, and below ground level works, sample panels of all facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and the approved panels shall be retained on site until the work has been completed.</p>	<p>Revised wording to assist with procurement/ construction phase sequencing/design detail preparation.</p> <p>The proposed revision has no impact on the reason for the condition – to safeguard the appearance of the scheme.</p>

Condition 5: Detailed Drawings and Samples		
Existing wording	Proposed wording	Reason for amendment
<p>Prior to the commencement of works on site, 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.</p> <p>a) Shopfronts; including sections elevations and materials b) Details including sections at 1:10 of all windows (including jambs, head and cill), external doors, balconies, balustrades, communal entrance screens, and gates; c) Details of parapet/eve junctions at a scale of 1:10; d) Manufacturer's specification details of all external facing materials (to be submitted to the Local Planning Authority) and samples of those materials demonstrating the proposed colour, texture, jointing and fixing (to be provided on site - 2 metres by 2 metres in size) e) All play areas including equipment and associated structures and surfaces; f) controlled vehicular and pedestrian access points to the northern access route.</p>	<p>Prior to the commencement of works other than site clearance and preparation, demolition, excavation, piling and below ground floor works, 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.</p> <p>a) Shopfronts; including sections elevations and materials b) Details including sections at 1:10 of all windows (including jambs, head and cill), external doors, balconies, balustrades, communal entrance screens, and gates; c) Details of parapet/eve junctions at a scale of 1:10; d) Manufacturer's specification details of all external facing materials (to be submitted to the Local Planning Authority) and samples of those materials demonstrating the proposed colour, texture, jointing and fixing (to be provided on site - 2 metres by 2 metres in size) e) All play areas including equipment and associated structures and surfaces; f) controlled vehicular and pedestrian access points to the northern access route.</p>	<p>Revised wording to assist with procurement/ construction phase sequencing/design detail preparation.</p> <p>The proposed revision has no impact on the reason for the condition to safeguard the appearance of the premises and the character of the immediate area.</p>

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<p>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 of the London Borough of Camden Local Development Framework Development Policies.</p>		
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Condition 9: Details of compliance with Building Regulations Part M4 (3)		
Existing wording	Proposed wording	Reason for amendment
<p>Prior to the commencement of works on site other than site clearance, preparation and demolition, details of unit numbers: W1.03, W1.05, W1.09, W1.10, W2.09, W2.11, W2.15, W2.16 demonstrating compliance with Building Regulations Part M4 (3) 2b; and details of unit numbers: W3.09, W3.11, W4.09, W4.11, W5.09, E-1.02, E-1.03, E-1.04, E-1.05, and E0.04 demonstrating compliance with Building Regulations Part M4 (3) 2a shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The subsequently approved wheelchair housing features and facilities shall thereafter be provided in their entirety prior to the first occupation of the relevant unit.</p> <p>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 policies H6 (Housing choice and mix) and C6 (Access for all) of the London Borough of Camden Local Plan 2017.</p>	<p>Prior to the commencement of works, other than site clearance and preparation, demolition, excavation, piling, and below ground level works, details of unit numbers: W1.03, W1.05, W1.09, W1.10, W2.09, W2.11, W2.15, W2.16 demonstrating compliance with Building Regulations Part M4 (3) 2b; and details of unit numbers: W3.09, W3.11, W4.09, W4.11, W5.09, E-1.02, E-1.03, E-1.04, E-1.05, and E0.04 demonstrating compliance with Building Regulations Part M4 (3) 2a shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The subsequently approved wheelchair housing features and facilities shall thereafter be provided in their entirety prior to the first occupation of the relevant unit.</p>	<p>Revised wording to assist with procurement/construction phase sequencing/design detail preparation.</p> <p>The proposed revision has no impact on the reason for the condition – to provide the necessary flexibility for future occupiers, details of which will be provided before above ground level works and will be provided prior to the first occupation.</p>

Condition 10: Details of compliance with Building Regulations Part M4 (2)		
Existing wording	Proposed wording	Reason for amendment
<p>Prior to the commencement of works on site, other than site clearance, preparation, and demolition, full details of all units, other than those required to comply with Building Regulations Part M4 (3), demonstrating compliance with Building Regulations Part M4 (2), shall be submitted to and approved in writing by the Local Planning Authority. The subsequently approved wheelchair housing features and facilities shall thereafter be provided in their entirety prior to the first occupation of the relevant unit.</p> <p>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 policies H6 (Housing choice and mix) and C6 (Access for all) of the London Borough of Camden Local Plan 2017.</p>	<p>Prior to the commencement of works, other than site clearance and preparation, demolition, excavation, piling, and below ground level works, full details of all units, other than those required to comply with Building Regulations Part M4 (3), demonstrating compliance with Building Regulations Part M4 (2), shall be submitted to and approved in writing by the Local Planning Authority. The subsequently approved wheelchair housing features and facilities shall thereafter be provided in their entirety prior to the first occupation of the relevant unit.</p>	<p>Revised wording to assist with procurement/construction phase sequencing/design detail preparation.</p> <p>The proposed revision has no impact on the reason for the condition – to provide the necessary flexibility for future occupiers, details of which will be provided before above ground level works and will be provided prior to the first occupation.</p>

Condition 11: Lighting Strategy		
Existing wording	Proposed wording	Reason for amendment
<p>Prior to the commencement of works on site, other than demolition site clearance and preparation, a lighting strategy, shall be submitted to and approved in writing by the Local Planning Authority. Such strategy shall provide details of all external lighting fixtures and fittings and shall demonstrate how their design, location and specification has taken account of community safety & security, reducing light spillage to neighbouring properties, trees and lines of vegetation, and nearby signalling apparatus and/or train drivers vision on approaching trains. The development shall not be occupied until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area, to ensure community safety and to conserve biodiversity by minimising light pollution in accordance with the requirements of policies A1 (Managing the impact of development), and A3 (Biodiversity) and D1 (Design) of the London Borough of Camden Local Plan 2017.</p>	<p>A lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. Such strategy shall provide details of all external lighting fixtures and fittings and shall demonstrate how their design, location and specification has taken account of community safety and security, reducing light spillage to neighbouring properties, trees and lines of vegetation, and nearby signalling apparatus and/or train drivers vision on approaching trains. The development shall not be occupied until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter.</p>	<p>Revised wording to assist with procurement/construction phase sequencing/design detail preparation.</p> <p>Note: Existing wording preventing occupation until approved lighting strategy implemented remains.</p> <p>The proposed revision has no impact on the reason for the condition – to safeguard the appearance of the building and character of the area - as the information has to be submitted to and approved prior to occupation.</p> <p>It is not likely to be fully detailed until much later in the detailed design/construction process.</p>

Condition 13: Details of Living Roofs		
Existing wording	Proposed wording	Reason for amendment
<p>Prior to the commencement of works on site, other than demolition site clearance and preparation full details of biodiverse, substrate-based extensive living roofs in the areas indicated on the approved roof plans shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should seek to maximise potential to enhance the strategic wildlife corridor and should reflect the local conditions and species of interest. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the development is first occupied.</p> <p>Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3 (Biodiversity) and CC3 (Water and flooding) of the London Borough of Camden Local Plan 2017.</p>	<p>Full details of biodiverse, substrate-based extensive living roofs in the areas indicated on the approved roof plans shall be submitted to and approved in writing by the local planning authority. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the development is first occupied.</p>	<p>Revised wording to assist with procurement/construction phase sequencing/design detail preparation. This information is not likely to be available until much later in the detailed design phase.</p> <p>Vague guidance wording removed and conflict between “condition” wording and “reason” wording avoided. The Council will retain control over the measures provided and ensure that reasonable measures are introduced.</p> <p>Existing wording preventing occupation until approved living roofs implemented remains.</p> <p>The proposed revision has no impact on the reason for the condition – to ensure reasonable biodiversity measures within the scheme - as the information has to be submitted to and approved prior to occupation.</p>

Condition 14: Details of Bird and Bat Boxes		
Existing wording	Proposed wording	Reason for amendment
<p>Prior to the commencement of works on site, other than demolition site clearance and preparation details of bird and bat nesting features (boxes or bricks) shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the exact location, height, aspect, specification and indication of species to be accommodated. The details approved shall be installed prior to the first occupation of the development and thereafter permanently maintained.</p> <p>Reason: To ensure the development provides the appropriate provision towards creation of habitats and valuable areas for biodiversity in accordance with Policy A3 (Biodiversity) of the London Borough of Camden Local Plan 2017.</p>	<p>Details of bird and bat nesting features (boxes or bricks) shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the exact location, height, aspect, specification and indication of species to be accommodated. The details approved shall be installed prior to the first occupation of the development and thereafter permanently maintained.</p>	<p>Revised wording to assist with procurement/construction phase sequencing/design detail preparation. This information is not likely to be available until much later in the detailed design phase.</p> <p>Existing wording preventing occupation until approved bird and bat nesting features implemented remains.</p> <p>The proposed revision has no impact on the reason for the condition – to ensure reasonable habitat measures within the scheme - as the approved details will be installed prior to first occupation.</p>

Condition 15: Details of Hard and Soft Landscaping		
Existing wording	Proposed wording	Reason for amendment
<p>Prior to the commencement of works on site, other than demolition, site clearance and preparation, full details of all hard and soft landscaping and means of enclosure of all un-built, open areas, including tree/plant species, sizes and positions and full details regarding the design, materials and location of outdoor furnishings and planters shall be submitted to, and approved in writing by, the local planning authority. Such details shall include retention of climbing plants on the northern boundary and new planting for biodiversity to enhance the missing link in the strategic wildlife corridor. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the end of the first planting season after the relevant phase of the development is first occupied.</p> <p>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 D1 (Design) and A3 (Biodiversity) of the London Borough of Camden Local Plan 2017.</p>	<p>Prior to the commencement of works, other than site clearance and preparation, demolition, excavation, piling, and below ground level works, full details of all hard and soft landscaping and means of enclosure of all un-built, open areas, including tree/plant species, sizes and positions and full details regarding the design, materials and location of outdoor furnishings and planters shall be submitted to, and approved in writing by, the local planning authority. Such details shall include retention of climbing plants on the northern boundary and new planting for biodiversity to enhance the missing link in the strategic wildlife corridor. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the end of the first planting season after the relevant phase of the development is first occupied.</p>	<p>Revised wording to assist with procurement/construction phase sequencing/design detail preparation.</p> <p>The proposed revision has no impact on the reason for the condition – to ensure a high quality of landscaping - as the information has to be submitted to and approved prior to occupation.</p>

Condition 18: Water Supply Impact Study		
Existing wording	Proposed wording	Reason for amendment
<p>Prior to the commencement of works on site, other than demolition site clearance and preparation impact studies of the existing water supply infrastructure shall be submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.</p> <p>Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with this additional demand, in order to safeguard the amenities of the area generally, in accordance with the requirements of policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.</p>	<p>Prior to the commencement of works, other than site clearance and preparation, demolition, excavation, piling, and below ground level works, impact studies of the existing water supply infrastructure shall be submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.</p>	<p>Revised wording to assist with procurement/construction phase sequencing/design detail preparation.</p> <p>The proposed revision has no impact on the reason for the condition – to ensure that the water supply infrastructure has sufficient capacity to cope with this additional demand.</p>

Condition 36: Sound Insulation		
Existing wording	Proposed wording	Reason for amendment
<p>Prior to the commencement of works on site, other than demolition site clearance and preparation, details shall be submitted to and approved in writing by the Local Planning Authority, demonstrating an enhanced sound insulation value DnT,w and L'nT,w of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings. The details approved shall be implemented prior to occupation of the development and thereafter be permanently retained.</p> <p>Reason: To safeguard the amenities of occupiers of the proposed use in accordance with the requirements of policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the London Borough of Camden Local Plan 2017.</p>	<p>Prior to the commencement of works, other than site clearance and preparation, demolition, excavation, piling, and below ground level works, details shall be submitted to and approved in writing by the Local Planning Authority, demonstrating an enhanced sound insulation value DnT,w and L'nT,w of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings. The details approved shall be implemented prior to occupation of the development and thereafter be permanently retained.</p>	<p>Revised wording to assist with procurement/construction phase sequencing/design detail preparation.</p> <p>The proposed revision has no impact on the reason for the condition – to safeguard the amenities of occupiers of the proposed use.</p>

Condition 37: Commercial and residential sound insulation		
Existing wording	Proposed wording	Reason for amendment
<p>Prior to the commencement of works on site, other than demolition site clearance and preparation, details shall be submitted to and approved in writing by the Local Planning Authority, of the sound insulation of the floor, ceilings and walls separating the commercial and residential elements of the development. Details shall demonstrate that the sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within any noise sensitive premises. Approved details shall be implemented prior to occupation of the development and permanently retained thereafter.</p> <p>Reason: To safeguard the amenities of occupiers of the proposed use in accordance with the requirements of policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the London Borough of Camden Local Plan 2017.</p>	<p>Prior to the commencement of works, other than site clearance and preparation, demolition, excavation, piling, and below ground level works, details shall be submitted to and approved in writing by the Local Planning Authority, of the sound insulation of the floor, ceilings and walls separating the commercial and residential elements of the development. Details shall demonstrate that the sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within any noise sensitive premises. Approved details shall be implemented prior to occupation of the development and permanently retained thereafter.</p>	<p>Revised wording to assist with procurement/construction phase sequencing/design detail preparation.</p> <p>The proposed revision has no impact on the reason for the condition – to safeguard the amenities of occupiers of the proposed use.</p>

Condition 38: CHP Noise Assessment		
Existing wording	Proposed wording	Reason for amendment
<p>Prior to the commencement of works on site, other than demolition site clearance and preparation, a noise impact assessment of the Combined Heat and Power plant to be installed, including any necessary mitigation measures, shall be submitted to and approved by the Local Planning Authority. No occupation of the development shall be permitted until the mitigation measures recommended by the report have been implemented.</p> <p>Reason: To safeguard the amenities of the future occupiers in accordance with the requirements of policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the London Borough of Camden Local Plan 2017</p>	<p>Prior to the commencement of works on the relevant part of the site, other than site clearance and preparation, demolition, excavation, piling, and below ground level works, a noise impact assessment of the Combined Heat and Power plant to be installed or other such plant details submitted to and approved in writing by the Local Planning Authority, including any necessary mitigation measures, shall be submitted to and approved by the Local Planning Authority. No occupation of the development shall be permitted until the mitigation measures recommended by the report have been implemented.</p>	<p>Revised wording to assist with procurement/construction phase sequencing/design detail preparation.</p> <p>The proposed revision has no impact on the reason for the condition – to safeguard the amenities of future occupiers.</p>