

Application ref: 2020/3583/P
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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**247 Tottenham Court Road
London
W1T 7HH;
3 Bayley Street
London
WC1B 3HA;
1 Morwell Street
London
WC1B 3AR;
2-3 Morwell Street
London
WC1B 3AR; and
4 Morwell Street
London
W1T 7QT.**

Proposal:

Demolition of 247 Tottenham Court Road, 3 Bayley Street, 1 Morwell Street, 2-3 Morwell Street and 4 Morwell Street and the erection of a mixed use office led development comprising ground plus five storey building for office (Class B1) use, flexible uses at ground and basement (Class A1/A2/A3/B1/D1/D2), residential (Class C3) use, basement excavation, provision of roof terraces, roof level plant equipment and enclosures, cycle parking, public realm and other associated works.

Drawing Nos:

Existing drawings: EX-02-200-BP, ST-EX-02-099, ST-EX-02-100, ST-EX-02-101, ST-

EX-02-102, ST-EX-02-103, ST-EX-02-104, ST-EX-02-105, ST-EX-02-106, ST-EX-02-107, EX-03-100, EX-03-101, EX-03-102, ST-EX-04-100, ST-EX-04-101, ST-EX-04-102, ST-EX-04-103, ST-EX-04-104.

Proposed drawings: 4486-ST-PR-01-003, 4486-ST-PR-02-002-BP, 4486 -PR-02-098, 4486-PR-02-099-B, 4486-PR-02-100-A, 4486-PR-02-101-B, 4486-PR-02-102-A, 4486-PR-02-104-A, 4486-PR-02-105-A, 4486-ST-PR-02-106-B, 4486-ST-PR-02-107-B, 4486-PR-ST-03-100-A, 4486-PR-ST-03-101-A, 4486-PR-ST-03-102-B, 4486-ST-PR-04-100, 4486-ST-PR-04-101, 4486-ST-PR-04-102, 4486-ST-PR-04-103, 4486-ST-PR-04-104.

Documents: Air quality assessment by Aecom dated July 2020; Bat survey report by Tyler Grange dated July 2020; Energy statement by Watkins Payne Partnership dated July 2020; Fire Planning statement by JGA dated July 2020; Delivery & servicing plan by Momentum dated July 2020; Framework Travel Plan by Momentum dated July 2020; Noise assessment by Aecom dated July 2020; Preliminary ecology appraisal & potential bat roost assessment by Tyler Grange dated July 2020; Statement of community involvement by London Communications Agency dated July 2020; Sustainability Statement by Watkins Payne Partnership dated July 2020; Town Planning Statement by Gerald Eve dated July 2020; Whole life carbon assessment by Hoare Lee dated July 2020; Access report by David Bonnet Associates dated July 2020; Archaeological desk based assessment by Cotswold Archaeology dated July 2020; Basement impact assessment by AKT-II dated July 2020; Daylight, sunlight & overshadowing report by Point 2 Surveyors dated July 2020; Design & Access Stated dated July 2020; Drainage assessment by AKT-II dated July 2020; Townscape, visual impact & heritage assessment by Peter Stewart Consultancy dated July 2020; Transport Assessment by Momentum dated July 2020; Revised drainage strategy by AKT-II dated October 2020; Building damage assessment Rev01 by AKT-II dated November 2020; BIA ground investigation letter by GEA dated 13 November 2020; Stage 02 BIA report by AKT-II dated July 2020; Letter dated 5 November 2020 from Point 2 Surveyors; Planning application addendum dated 9 November 2020; Loading addendum note dated 21 October 2020; Construction Management Plan pro forma dated 18 November 2020; Transport assessment addendum by Momentum dated 17 December 2020; Sustainability & Energy Comments - Response V1.

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

Condition(s) and Reason(s):

1 Implementation

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

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

2 Approved drawings

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

following approved plans:

4486-ST-PR-01-003, 4486-ST-PR-02-002-BP, 4486 -PR-02-098, 4486-PR-02-099-B, 4486-PR-02-100-A, 4486-PR-02-101-B, 4486-PR-02-102-A, 4486-PR-02-104-A, 4486-PR-02-105-A, 4486-ST-PR-02-106-B, 4486-ST-PR-02-107-B, 4486-PR-ST-03-100-A, 4486-PR-ST-03-101-A, 4486-PR-ST-03-102-B, 4486-ST-PR-04-100, 4486-ST-PR-04-101, 4486-ST-PR-04-102, 4486-ST-PR-04-103, 4486-ST-PR-04-104.

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

3 Detailed drawings / samples

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

a) Details including plans, coloured elevations and sections at 1:20 of all new windows (including jambs, head and cill), ventilation grills, external doors, screening, balustrades, parapets, gates, planters and associated elements and lighting fixtures;

b) Plan, coloured elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:20;

c) 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) or via high-resolution email photographs if site viewing is not possible). Samples of materials to be provided at a suitable size (eg. 1x1m) and alongside all neighbouring materials;

d) Plan, coloured elevation and section drawings of a typical terracotta bay at a scale of 1:20;

e) Plan, coloured elevation and section drawings of a typical brick bay at a scale of 1:20;

f) Plan, coloured elevation and section drawings of rooftop plant enclosure at a scale of 1:50. The height of the plant enclosure shall be no higher than that shown in the drawings hereby approved as an absolute maximum. All roof level plant machinery is to be housed within the drawn screening. No enlargement in height or footprint will be permitted, including all screening and lift over run unless otherwise agreed with the Council.

g) Detailed drawings of two wall-mounted street lamps to be fixed to the Morwell Street elevation.

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 policies D1 and D2 of the Camden Local Plan 2017.

4 External fixtures

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

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

5 Building contract

No demolition works shall commence until a solicitors certificate (from a solicitor holding a practising certificate issued by the Solicitors Regulation Authority) confirming that a contract (or contracts) has/have been let for the construction of the approved development has been submitted to and approved in writing by the local planning authority. The solicitors certificate shall include a summary of the scope of works covered by the contract(s) and identify the key milestones and dates.

Reason: In order to safeguard the character and appearance of the streetscene and the special historic interest of the area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

6 Archaeological Written Scheme of Investigation

No work except demolition to the existing slab level shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- a) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- b) Where appropriate, details of a programme for delivering related positive public benefits.
- c) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of

the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: Important archaeological remains may exist on this site. Accordingly the Local planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy D2 (Heritage) of the London Borough of Camden Local Plan 2017.

7 Details of basement engineer

The development hereby approved shall not commence (excluding demolition to existing slab level) 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 Noise standards

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

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.

9 Noise standards

Prior to commencement of installation of any plant equipment, full details (including plans, elevations, manufacturer specifications and sections) of the proposed plant equipment and enclosure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include 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.

10 Accessible and adaptable dwellings

All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2) with at least 10% designed and constructed in accordance with Building Regulations Part M4 (3) adaptable.

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.

11 Public café

The proposed café at ground floor level fronting Bayley Street and Morwell Street shall be retained in this location and remain accessible to members of the public during hours of opening.

Reason: To safeguard the character, function, vitality and viability of the area in accordance with policies G1, TC1 and TC3 of the Camden Local Plan 2017.

12 Flexible Retail use

A minimum of 80% of the ground floor level fronting Tottenham Court Road annotated on the plans as flexible retail space shall be occupied in A1, A2 or A3 use at any one time.

Reason: To safeguard the character, function, vitality and viability of the area in accordance with policies G1, A1, TC1 and TC3 of the Camden Local Plan 2017.

13 Flexible D1 / B1 frontage

The proposed ground floor windows on Morwell Street serving the proposed flexible D1/B1 space shall be retained as an active frontage to the street.

Reason: To safeguard the character, function, vitality and viability of the area and to secure an active retail frontage to assist with passive surveillance and pedestrian activity along Tottenham Court Road in accordance with policies G1, A1, TC1 and TC3 of the Camden Local Plan 2017.

14 Retail frontage

The proposed ground floor retail windows on Tottenham Court Road shall at all times include a shop front display to the street.

Reason: To safeguard the character, function, vitality and viability of the area

and to secure an active retail frontage to assist with passive surveillance and pedestrian activity along Tottenham Court Road in accordance with policies G1, A1, TC1 and TC3 of the Camden Local Plan 2017.

15 Flexible D1 use

Notwithstanding the provisions of Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the proposed Flexible D1/B1 unit hereby approved shall not be used as a place of worship.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises or immediate area by way of noise, in accordance with policies G1, A1 and A4 of the Camden Local Plan 2017.

16 Office terraces hours of use

The use of the roof terraces associated with the office use shall not be carried out outside the following times 0730-2100 Mondays to Saturdays and 0830-2000 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the nearest residential properties and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2 of the London Borough of Camden Local Plan 2017.

17 No audible music played on terrace

No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, D1, A1, and A4 and TC1 and TC2 of the London Borough of Camden Local Plan 2017.

18 Hours of use: café

The proposed café at ground floor level fronting Bayley Street and Morwell Street shall not be open outside the following hours:

08:00-19:00 Monday to Friday and 09:00-18:00 on Saturdays and Sundays

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with Policy A1 of the Camden Local Plan 2017.

19 Hours of use: Flexible A1/A2/A3/D2

The proposed flexible A1/A2/A3/D2 use hereby approved shall not be open outside the following hours:

07:00-22:00 Monday to Sunday

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with Policy A1 of the Camden Local Plan 2017.

20 Waste storage / removal

At least six months prior to completion, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies A1 and CC5 of the Camden Local Plan 2017.

21 Delivery and refuse items

All refuse and recycling bins, delivery cages, trolleys and any other items linked to deliveries and collection in association with the development hereby permitted are to be stored within the buildings and only brought out onto the public highway when deliveries are being made or refuse collected and returned to within the building immediately thereafter.

Reason: In the interests of visual amenity and to prevent obstruction and inconvenience to users of the public highways, in accordance with policies A1, CC5 and T1 of the Camden Local Plan 2017.

22 Installation of cycle parking

Prior to the occupation of the development, the cycle storage areas (including 136 spaces for the office accommodation with 5 spaces for recumbent spaces, and 16 spaces for the residential units) shall be provided in their entirety prior to the first occupation of the development, 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 and table 6.3 of the London Plan 2016.

23 External doors

All external doorways, except for fire doors or for access to utilities, should not open outwards towards the public highway/footway/courtyard spaces. The proposed doors must either open inwards or have a sliding door so they do not restrict the flow of pedestrians or risk being opened onto those passing by.

Reason: In order to enhance the free flow of pedestrian movement and promote highway safety and amenity in accordance with policies D1 and T1 of the Camden Local Plan 2017.

24 Crossrail 2 Safeguarding

Prior to commencement of any development other than site clearance, preparation and structural demolition to the existing slab level, detailed design and construction method statements for all the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent), shall be submitted to and approved in writing by the Local Planning Authority which:

- i. Accommodate the proposed location of the Crossrail 2 structures including tunnels, shafts and temporary works,
- ii. Accommodate ground movement arising from the construction thereof,
- iii. Mitigate the effects of noise and vibration arising from the operation of the Crossrail 2 railway within the tunnels and other structures.

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs (i), (ii) and (iii) of this condition shall be completed, in their entirety, before any part of the building[s] [is] [are] occupied.

Reason: To safeguard the strategic infrastructure improvement project, Crossrail, in accordance with the requirements of policy T3 of the London Borough of Camden Local Plan 2017.

25 London Underground Safeguarding

A. The demolition of the development hereby permitted shall not be commenced until details of an impact assessment safeguarding measures and impact to London Underground assets and method statement of the demolition in consultation with London Underground) have been submitted to and approved in writing by the local planning authority.

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

- provide construction details on all structures
- accommodate the location of the existing London Underground structures and tunnels
- accommodate ground movement arising from the construction thereof by submitting tunnel impact assessment to LU
- and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels

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

part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2015 Table 6.1, Publication London Plan Policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

26 Piling method statement

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

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

27 Construction related impacts - Monitoring

Air quality monitoring shall 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 (Managing the impact of development) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.

28 Non-road mobile 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 phases 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 phases 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 CC1, CC2 and CC4 of the Camden Local Plan 2017.

29 Details of mechanical ventilation

Prior to commencement of development (excluding demolition to the existing slab level and site preparation works) on site, full details of the mechanical ventilation including air inlet locations and filters shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and other relevant sources of emissions 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 Plan policy 7.14. To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies TC1, A1 and A4 of the Camden Local Plan 2017.

30 NO2 filtration details

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

Reason: To safeguard the amenities of the prospective occupiers, adjoining premises and the area generally in accordance with the requirements of policies A1, CC1, CC2 and CC3 of the Camden Local Plan 2017.

31 Bird and bat boxes

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 policy A3 of the Camden Local Plan 2017.

32 Biodiversity enhancements

Prior to the commencement of above ground works (excluding demolition and any site preparation works), details of biodiversity enhancements incorporating the recommendations from the Preliminary Ecological Appraisal shall be submitted to and approved in writing by the local planning authority. The

measures 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 policy A3 of the Camden Local Plan 2017.

33 Breeding bird protection

The proposed demolition or any site clearance should be undertaken outside the breeding bird season (i.e. it should be undertaken in the period September to January inclusive). Should it prove necessary to undertake demolition or clearance works during the bird nesting season, then a pre-works check for nesting birds should be undertaken by a qualified ecologist. If any active nests are found, works should cease and an appropriate buffer zone should be established (the qualified ecologist would advise). This buffer zone should be left intact until it has been confirmed that the young have fledged and the nest is no longer in use.

Reason: In order to ensure the development safeguards protected and priority species in accordance with policy A3 of the Camden Local Plan 2017.

34 Bat protection

During any internal or external demolition of buildings or any site clearance, a precautionary measure is required that all contractors are aware of potential roosting bats and that external features such as roof tiles and other features which may support bats (i.e. areas with cracks or holes providing access routes for bats) should be removed by hand. There is a required formalisation of a protocol as to the steps to be taken in the event that a bat or bats is/are found during the demolition works. Should bats or their roosts be identified then works must cease and the applicant will be required to apply for, and obtain, a European Protected Species Licence and submit proof of this to the authority before work recommences. Additionally they will be required to submit a method statement detailing features to be retained and added to site to maintain and replace roost and foraging features on the site.

Reason: In order to ensure the development safeguards protected and priority species in accordance with policy A3 of the Camden Local Plan 2017.

35 Details of PV panels

Prior to commencement of above ground works (excluding demolition and any site preparation 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 policies CC1 and CC2 of the Camden Local Plan 2017.

36 Landscaping details

Prior to commencement of above-ground development (excluding demolition and any site preparation works), full details in respect of the landscaping to the terraces at fourth floor, fifth floor and roof level shall be submitted to and approved in writing by the local planning authority. Details shall include species, indicative images and details of the maintenance programme. The building 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 policies.

37 Green Roof details

Prior to commencement of above-ground development (excluding demolition and any site preparation works), full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved in writing 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 roof, 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.

38 Sustainable Drainage

The sustainable drainage system as approved (Drainage Strategy authored by AKT II, dated October 2020) shall be installed as part of the development 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 to achieve a site run-off rate of 2 l/s. The system shall include 120 m³ attenuation tank and 365 m² green roof with a minimum soil depth of 150 mm, as stated in the approved drawings and shall thereafter retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit

the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

39 Air source heat pump details

Prior to commencement of above ground works (excluding demolition and any site preparation 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 2017.

40 Water use

The development hereby approved shall achieve a maximum internal water use of 105litres/person/day. The dwellings 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 and CC3 of the Camden Local Plan 2017.

41 Diversion of waste from landfill

The demolition hereby approved shall divert 85% of waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017.

42 Fire statement

No above ground new development shall commence (excluding demolition and any site preparation works) until a Fire Statement 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 D12 of the Publication London Plan 2020.

Informative(s):

- 1 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.
- 2 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).
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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.

- 5 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.
- 6 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.
- 7 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.
- 8 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.
- 9 Under part 3, Class V of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any subsequent amendments, the commercial units on part of the ground and lower ground floors can change between the A1/A2/A3/D1/D2/B1 uses shown on the floorplans hereby approved for 10 years without further planning permission (notwithstanding the provisions of condition 12). The actual use 10 years after the date of this permission will become the authorised use, so you will then need to apply for permission for any further change.
- 10 Under part 3, Class V of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any subsequent amendments, the commercial units on part of the ground and lower ground floors can change between the A1/A2/A3/D1/D2/B1 uses as shown on the approved floor plans for 10 years without further planning permission (notwithstanding the provisions of condition 12). The actual use 10 years after the date of this permission will become the authorised use, so you will then need to apply for permission for any further change.
- 11 All references to use classes within this permission are to the use classes as stated in the Town and Country Planning (Use Classes) Order 1987 as at 31 August 2020.

- 12 It is recommended that the residential units achieve 'Secured by Design - Silver' accreditation. You can find further information about 'Secured by Design' by reading the following guide:
https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019.pdf

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 typed name and title.

Daniel Pope
Chief Planning Officer