

Application ref: 2018/4449/P
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Date: 18 August 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

www.camden.gov.uk/planning

Barton Willmore
The Observatory
Southfleet Road
Ebbsfleet
Dartford
Kent
DA10 0DF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**11- 12 Ingestre Road
London
NW5 1UX**

Proposal:

Erection of a six storey building plus single storey basement to provide 50 Assisted Living residential units (1 x 1 bed, 41 x 2 bed, 8 x 3 bed), following demolition of the existing building together with associated communal facilities, plant equipment, landscaping and 8 car parking spaces.

Drawing Nos: Existing: 27463-A-E11-01 rev D, 27463-A-E11-02, 27463-A-E11-03, 27463-A-E11-04, 27463-AE11-05 and 27463-A-E13-01.

Demolition: 27463-A-D11-01, 27463-A-D11-02, 27463-A-D11-03, 27463-A-D11-04 and 27463A-D13-01.

Proposed: 27463-A-P11-00 Rev F, 27463-A-P11-01 Rev F, 27463-A-P11-02 Rev D, 27463-A-P11-03 Rev D, 27463-A-P11-04 Rev C, 27463-A-P11-05 Rev C, 27463-A-P11-06 Rev C, 27463-A-P11-07 Rev C, 27463-A-P11-10 Rev C, 27463-A-P11-11 Rev B, 27463-A-P11-20 Rev B, 27463-A-P12-01 Rev B, 27463-A-P12-02 Rev D, 27463-A-P13-01 Rev D, 27463-A-P13-02 Rev D, 27463-A-P13-03 Rev C, 27463-A-P13-04 Rev B, RG-L-04-1 Rev A, RG-L-04-2 Rev A, RG-L-04-3 Rev A, RG-L-05-1, RG-L-05-2, P0097 EX(60) 001 Rev P, P0097 ME(60) 002 Rev P, RG-L-03-1A, RG-L-03-02A, RG-L-03-3A

Documents: Planning Statement by Barton Willmore dated 10/09/18, Access Note

dated 06/02/19, Financial Viability Assessment by DS2 dated September 2018, Noise and Vibration Assessment Rev D by Create Consulting Engineers dated 05/09/18, Fire Safety Strategy by International Fire Consultants dated 20/06/18, Air Quality Assessment Rev D by Create Consulting Engineers dated June 2018, Draft Construction Management Plan by Create Consulting Engineers dated July 2018, Energy Strategy by Create Consulting Engineers Rev E dated 14/05/19, Basement Impact Assessment by Create Consulting Engineers, Travel Plan by Create Consulting Engineers dated July 2018, Transport Statement by Create Consulting Engineers Rev C dated September 2018, Design and Access Statement by Barton Willmore dated September 2018, Care Needs Assessment by Barton Willmore dated September 2018, Daylight and Sunlight Report by gia dated 16/08/18, Internal Daylight and Sunlight Assessment by gia dated 16/08/18, Statement of Community Involvement by Your Shout dated August 2018, Delivery and Servicing Management Plan by Create Consulting Engineers dated June 2018, Arboricultural Implications Report by SJA Trees dated August 2018, Preliminary Ecology Appraisal by the Ecology Partnership dated October 2017, SUDS Pro Forma by Create Consulting Engineers, Flood Risk Assessment and Drainage Strategy by Create Consulting Engineers dated July 2018, Assisted Living Project Design Report by McKee Associated dated September 2018 and External Lighting dated 28/08/18.

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

Condition(s) and Reason(s):

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

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

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

Demolition: 27463-A-D11-01, 27463-A-D11-02, 27463-A-D11-03, 27463-A-D11-04 and 27463A-D13-01

Proposed: 27463-A-P11-00 Rev F, 27463-A-P11-01 Rev F, 27463-A-P11-02 Rev D, 27463-A-P11-03 Rev D, 27463-A-P11-04 Rev C, 27463-A-P11-05 Rev C, 27463-A-P11-06 Rev C, 27463-A-P11-07 Rev C, 27463-A-P11-10 Rev C, 27463-A-P11-11 Rev B, 27463-A-P11-20 Rev B, 27463-A-P12-01 Rev B, 27463-A-P12-02 Rev D, 27463-A-P13-01 Rev D, 27463-A-P13-02 Rev D, 27463-A-P13-03 Rev C, 27463-A-P13-04 Rev B, RG-L-04-1 Rev A, RG-L-04-2 Rev A, RG-L-04-3 Rev A, RG-L-05-1, RG-L-05-2, P0097 EX(60) 001 Rev P, P0097 ME(60) 002 Rev P, RG-L-03-1A, RG-L-03-02A, RG-L-03-3A

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 Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.
- b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details

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

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.

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

5 Refuse and recycling

Prior to first occupation of the residential units a waste management plan shall be submitted to and approved in writing by the Local Planning Authority. Such a plan shall include details for the arrangement of moving waste from the storage room to grade level to the pick up point. The development shall not be implemented other than in accordance with such measures as approved. All such measures shall be in place prior to the first occupation of any residential units and shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CC5 of the Camden Local Plan.

6 Roof terraces

No flat roofs within the development shall be used as terraces unless marked as such on the hereby approved plans.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the Camden Local Plan.

7 Landscape

No development shall take place on the relevant part of the site within the ownership of the applicant 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:

- a) details of any proposed earthworks including grading, mounding and other changes in ground levels.
- b) details of proposals for the enhancement of biodiversity,
- c) an open space management 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 A1, D1 and A2 of the Camden Local Plan.

8 Hours of use: Retail use

The retail units hereby approved shall operate within the hours of 0800 to 2200 Monday to Saturday and 0900 to 2100 on Sundays and Bank Holidays.

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

9 Obscure glazing

All windows shown on the hereby approved plans as obscure glazed shall be installed as such prior to the occupation of the any residential units.

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

10 SUDS

Prior to commencement of the relevant part of the development details of a sustainable urban drainage system shall be submitted to and approved by the local planning authority in writing. SUDS will be implemented prior to the opening of the relevant parts of the development.

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

11 Fire Safety

No above ground new development shall commence 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 development shall be carried out in accordance with the approved details.

Reason: Above ground development must not commence before this condition is discharged to ensure every element of the development and construction provides a safe and secure development in accordance with Policy D11 of the Intend to Publish Draft London Plan and Policy 7.13 of the London Plan.

12 Water efficiency

The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation of each Plot, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan.

13 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/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 policies A1 and CC4 of the Camden Local Plan.

14 Living roof/walls details and installation

Full details in respect of the green and/or brown roof of the hereby approved building as indicated in the Design and Access Statement and the living wall located to the sunken patio shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details 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/brown roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC1, CC2 and CC3 of the Camden Local Plan.

15 Tree protection

Prior to the commencement of any works, details demonstrating how trees to be retained both on and off site shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, a tree protection plan and details of an auditable system of site monitoring. 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: In order to ensure the development undertakes reasonable measures to take account of trees and biodiversity in accordance with policy A3 of the Camden Local Plan.

16 Land contamination

At least 28 days before the development hereby permitted commences a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11).

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the Camden Local Plan.

17 Building Envelope Sound Insulation

Internal noise levels in habitable rooms shall comply with BS8233:2014 guidance criteria for indoor ambient noise levels in residential dwellings when they are unoccupied and Table B, Appendix 3: Noise Thresholds of the Local Plan.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental noises sources in accordance with the requirements of policies G1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

18 Fixed Plant Noise

Prior to the installation of any items of fixed plant associated with the operation of the development, a noise report shall be submitted to and approved in writing by the local planning authority.

The noise report shall demonstrate that cumulative sound levels from external building services and fixed plant are 10dB or more below the lowest background sound level (15dB if tonal components are present) at the nearest sensitive receptor at any time. The report should reference the proposed noise limits included in the planning application noise report, Table 11: Plant Noise Limits at the Nearest Noise Sensitive Premises.

Reason: To ensure that the amenity of occupiers of the development site / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

19 Cycle parking

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

- secure and covered parking for 54 resident's bicycles
- secure and covered parking for 14 bicycles for staff
- 5% shall be non-standard cycle spaces

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policies T1 and T3 of the Camden Local Plan., the London Plan and CPG7 (Transport).

20 Scooter parking

Prior to first occupation of any residential unit, the scooter parking with charging points shall be implemented in accordance with the hereby approved plans. All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for sustainable modes of transport in accordance with policies T1 and T3 of the Camden Local Plan., the London Plan and CPG7 (Transport).

21 Disabled car parking

The eight car parking spaces within the basement area shall only be used by blue badge holders and no other residents shall use the spaces.

Reason: To ensure that the scheme makes adequate provision for accessible parking in accordance with policy T2 of the Camden Local Plan, the London Plan and CPG7 (Transport).

22 Biodiversity Enhancements

Prior to implementation of the development a plan showing details of biodiversity enhancements on the buildings and within the open space (including bird and bat boxes) appropriate to the development's location, scale and design (including wetland areas) 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 the London Plan and in accordance with policy A3 of the Camden Local Plan.

23 PVs

Prior to first occupation of the hotel and residential building, detailed plans showing the location and extent of photovoltaic cells 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. 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.

24 Circular Economy

Prior to works of demolition, a Reuse and Restoration strategy should be submitted to the local planning authority and approved in writing.

The strategy should include details of:

- a) how the building, materials and plant equipment will be disassembled and reused
- b) timings for disassembly and the site restoration/build out.

The disassembly and site restoration must be undertaken in accordance with the approved details.

Reason: In order to ensure that the materials are reused in accordance with circular economy principles and to ensure that the land is cleared and left in a reasonable state to retain the visual amenity of the area in accordance with policies D1, D2 and CC2 of the London Borough of Camden and Policy S17 of

Intend to publish London Plan (2019).

25 Electric charging points

Before the construction of the basement level detailed plans shall be provided to the Council for approval in writing indicating the location of 100% active charging points of each Phase's car parking spaces. The charging points shall be provided in their entirety prior to occupation of any units, in accordance with the details thus approved and thereafter be permanently maintained and retained.

Reason: To encourage the uptake of electric vehicles, in accordance with Policy 6.13 of the London Plan and T6.1C of the Intend to Publish London Plan.

26 Accessibility: M4(2)

89% of the units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the Camden Local Plan 2017.

27 Access - M4(3)

11% of the units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (3). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with policy C6 of the 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 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 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.
- 6 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.
- 7 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.
- 8 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.

- 9 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 10 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.

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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer