

Application ref: 2019/2623/P
Contact: Gavin Sexton
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Date: 1 October 2021

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

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Tanner & Tilley Development Consultants
47 Oak Tree Drive
EMSWORTH
PO10 7UJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

Former Railway Club Development Site
College Lane
London
NW5 1BJ

Proposal:

Variation of condition 11 of planning permission ref: PEX0100663 (granted on appeal on 07/08/2001 under reference APP/X5210/A/02/1097183 and amended by permission 2015/0436/P and 2020/0967/P dated 16/03/2020) for the Erection of 20 dwellings in buildings of two and three-storeys with lower ground levels, a block of 10 flats and underground parking for 13 cars'; changes relate to construction of 4 self-contained flats in a 3-storey building with lower ground floor in place of 4 townhouses and changes to 'mixed-housing block' including: reduction in footprint of north-east corner at lower ground, ground and 1st floor levels; alterations to windows/doors on all four elevations; alterations to link bridge, introduction of lift core and lift-overrun; and alterations to landscaping.
Drawing Nos: 295-ACG-ZZ-00-DRA-P101 rev P2 (Block Site Plan);
Prefix 295-ACG-ZZ-00-DRA-A-: P102 (Site Sectional Elevations A,B,C,D,E) rev P2, P104 (House Type A1) Rev P1, P105 (House Type B1) Rev P1, P106 (House Type C) Rev P1, P107 (Mixed Housing Sheet 1/2) Rev P2, P108 (Mixed Housing Sheet 2/2) Rev P2, P111 (House Type B2) Rev P1, P112 (Cycle parking details on basement plan) rev P1, P113 (House Type B2A) Rev P1, P114 (4 Maisonettes) Rev P1;
Landcape drawings: M243-201 Rev P2 Landscape Plan, M243-202 Rev P4 Landscape Plan.

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

Condition(s) and Reason(s):

- 1 This condition is intentionally left blank.
- 2 All new external work shall be carried out in materials that match those approved as per application 2015/2920/P dated 18/04/2016, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 3 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 4 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C and F)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies G1, D1 and A1 of London Borough of Camden Local Plan 2017.

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

Drawings:

295-ACG-ZZ-00-DRA-P101 rev P2 (Block Site Plan);
Prefix 295-ACG-ZZ-00-DRA-A-: P102 (Site Sectional Elevations A,B,C,D,E) rev P2, P104 (House Type A1) Rev P1, P105 (House Type B1) Rev P1, P106 (House Type C) Rev P1, P107 (Mixed Housing Sheet 1/2) Rev P2, P108

(Mixed Housing Sheet 2/2) Rev P2, P111 (House Type B2) Rev P1, P112 (Cycle parking details on basement plan) rev P1, P113 (House Type B2A) Rev P1, P114 (4 Maisonettes) Rev P1;
Landscape drawings: M243-201 Rev P2 Landscape Plan, M243-202 Rev P4 Landscape Plan.

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

- 6 The junction of the vehicular access point and the highway and the turning facilities within the site shall be implemented in accordance with the details approved under planning permission ref 2004/1432/P dated 28/05/2004, or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: In order to ensure that the development supports safe and high quality pedestrian environment and protects existing transport infrastructure, particularly routes and facilities for walking and cycling, in accordance with policies T1 and T3 of the London Borough of Camden Local Plan 2017.

- 7 The rear windows (north east elevation) to the mixed housing block shall be fitted with a restriction to limit opening to no more than 100mm and shall be obscure glazed.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 8 The screen wall to the link bridge of the mixed use housing block shall be implemented in accordance with the details approved under planning reference 2005/4369/P (dated 9/12/2005) or other details as submitted to and approved in writing by the local planning authority. The screen shall be permanently retained after its installation.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 9 No flat roofs within the development, other than those specifically identified on the approved plans as terraces, shall be used as amenity spaces.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 10 The location, design and method of waste storage and removal including recycled materials, shall be implemented in accordance with the details approved under planning permission ref 2004/1432/P dated 28/05/2004, or other such details which have been submitted to and approved in writing by the local planning authority. All such measures shall be retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1

and A4 of the London Borough of Camden Local Plan 2017.

- 11 Prior to first occupation of the four new flats, the cycle storage facilities for 8 bicycles as shown on drawing 295-ACG-ZZ-00-DRA-), P112 rev P1 (Cycle parking details) shall be installed and made available for use by the occupants.

The facilities shall be permanently retained thereafter.

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

- 12 Prior to commencement of the superstructure, details of how the new building responds to the energy hierarchy (Be lean, Be Clean, Be Green) and demonstrating how :
- a. it would deliver at least 35% reduction on Building Regulation Part L and
 - b. it would maximise the reduction in carbon dioxide emissions from on-site renewable energy generation, in response to a reduction target of at least 20%.

All measures shown to be feasible shall be implemented in accordance with the details as approved and shall be permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

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

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 14 Prior to works on the above ground superstructure of the new building, details showing how they have been designed in accordance with Building Regulations Part M4 (2) shall be submitted to and approved in writing by the Local Planning Authority. The flats shall be implemented in accordance with the approved details.

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.

- 15 Prior to works on the above ground superstructure of the new building, details of the affordable flat which is designed in accordance with Building Regulations Part M4(3)(2)(a) (adaptable) shall be submitted to and approved in writing by the local planning authority. The flat shall be implemented in accordance with the approved drawings.

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.

- 16 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

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

- 17 Prior to the commencement of any works on site, tree protection measures shall be put in place in accordance with the details approved under planning reference 2008/1828/P dated 20 March 2009, or other such detailed which have been submitted to and approved by the local planning authority in writing.

Such details shall demonstrate how trees to be retained shall be protected during construction work and shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction".

All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

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

Informative(s):

- 1 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.
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is

subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 3 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.
- 4 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 5 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 6 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.

- 7 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer