

Application ref: 2020/3880/P  
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**Development Management**  
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Gerald Eve  
72 Welbeck Street  
London  
W1G 0AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**314-320 Acorn House**  
**Gray's Inn Road**  
**London**  
**WC1X 8DP**

Proposal:

Redevelopment of Acorn House as a part 6, part 10 storey mixed-use building with 33 affordable homes (with external playspace at level 6, a community room and terrace at level 9), affordable office space and retail unit at ground and basement level; together with cycle parking facilities and associated ancillary uses.

Drawing Nos: Acoustic and Vibration Assessment, ref 19373-R03-C 19/08/20 by Sandy Brown; Affordable Housing Statement U0013560 August 2020 by Gerald Eve LLP; Air Quality Assessment, J3903/1/F4 17/08/20 by Air Quality Consultants (AQC); Arboricultural Impact Assessment, and Arboricultural Method Statement, PJC ref 5493/20/02 Rev 02 by PJC Consulting; Archaeological Desk Based Assessment Mola code P20-117 Issue 5, 18/08/20 by MOLA; Basement Impact Assessment Report Rev 03 (18/12/2020 (Reference 4259A) with appendices, by AKT II; Circular Economy Statement rev2A 13/08/20 by Atelier 10; Contaminated Land Assessment : STS5067-G01 rev O by Soiltechnics; Daylight, Sunlight and Overshadowing Assessment, 14/08/20 by EB7; Delivery and Servicing Plan August 2020 by TTP; Design and Access Statement, prepared by AHMM; Drainage Strategy Report 4259 revO1 30/10/20 by AKTII; Employment and Skills Strategy and Regeneration Statement, August 2020 by Volterra; Energy and Sustainability Statement Rev2B 20/08/20 including Whole Life Carbon Assessment and BREEAM pre-assessment) by Atelier 10;

Fire Safety Strategy S19040630 / Issue No: 02 / 06.08.2020 by Bureau Veritas; Flood Risk Assessment ref 4259 rev 01 30/10/20 by AKTII; Operational Waste Management Strategy WIE17232-101-R-1-2-1-OWM August 2020 by Waterman; Preliminary Ecological Appraisal PJC ref: 4195E/19 19/08/20 by PJC; Transport Assessment August 2020 by TTP; Tree survey ref:5493/20/01 Rev 01 by PJC.

P000 Existing Site Location Plan revP01; 17002\_(01)\_P001 Existing Redline Plan revP01;

Existing drawings: Prefix 17002\_(01)\_ : P099 Basement Floor revP01, 100 Ground Floor revP01, 101 First Floor revP01, 102 Second Floor revP01, 103 Roof Plan revP01, 200 North Elevation revP01, 201 East Elevation revP01, 202 South Elevation revP01, 203 West Elevation revP01,300 East Section revP01, 301 South Section revP01;

Proposed drawings: Prefix 18102\_(00)\_: 001 Site Plan With Ground Floor Plan revP02, 010 Roof Plan revP02, 098 Basement revP02, 099 Lower Ground Floor revP02, 100 Ground Floor revP02, 101 Residential Levels 01-05 revP02, 103 Residential Level 03 revP02, 105 Residential Level 05 revP02, 106 Level 06 revP02, 107 Levels 07 revP02, 108 Levels 08 revP02, 109 Building Top: Level 9 revP02, 110 Roof Plan revP02, 201 Elevation 01 Gray's Inn Road (SW Facing) revP02, 202 Elevation 02 Swinton Street (NW Facing) revP02, 203 Elevation 03 Swinton Street (NW Facing) revP02, 204 Elevation 04 Courtyard Elevation (SE Facing) revP02, 301 Section AA revP02, 302 Section BB revP02,

Demolition drawings: Prefix 17002\_(12)\_: P099 (Basement Floor) revP01, P100 (Ground Floor) revP01, P101 (First Floor) revP01, P102 (Second Floor) revP01, P103 (Roof Floor) revP01;

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

Condition(s) and Reason(s):

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

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

- 2 Approved Plans

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

P000 Existing Site Location Plan revP01; 17002\_(01)\_P001 Existing Redline Plan revP01;

Existing drawings: Prefix 17002\_(01)\_ :

P099 Basement Floor revP01, 100 Ground Floor revP01, 101 First Floor revP01, 102 Second Floor revP01, 103 Roof Plan revP01, 200 North Elevation revP01, 201 East Elevation revP01, 202 South Elevation revP01, 203 West Elevation revP01,300 East Section revP01, 301 South Section revP01;

Proposed drawings: Prefix 18102\_(00)\_:

001 Site Plan With Ground Floor Plan revP02, 010 Roof Plan revP02, 098 Basement revP02, 099 Lower Ground Floor revP02, 100 Ground Floor revP02, 101 Residential Levels 01-05 revP02, 103 Residential Level 03 revP02, 105 Residential Level 05 revP02, 106 Level 06 revP02, 107 Levels

07 revP02, 108 Levels 08 revP02, 109 Building Top: Level 9 revP02, 110 Roof Plan revP02, 201 Elevation 01 Gray's Inn Road (SW Facing) revP02, 202 Elevation 02 Swinton Street (NW Facing) revP02, 203 Elevation 03 Swinton Street (NW Facing) revP02, 204 Elevation 04 Courtyard Elevation (SE Facing) revP02, 301 Section AA revP02, 302 Section BB revP02, Demolition drawings: Prefix 17002\_(12)\_:  
P099 (Basement Floor) revP01, P100 (Ground Floor) revP01, P101 (First Floor) revP01, P102 (Second Floor) revP01, P103 (Roof Floor) revP01;  
Acoustic and Vibration Assessment, ref 19373-R03-C 19/08/20 by Sandy Brown; Affordable Housing Statement U0013560 August 2020 by Gerald Eve LLP; Air Quality Assessment, J3903/1/F4 17/08/20 by Air Quality Consultants (AQC); Arboricultural Impact Assessment, and Arboricultural Method Statement, PJC ref 5493/20/02 Rev 02 by PJC Consulting; Archaeological Desk Based Assessment Mola code P20-117 Issue 5, 18/08/20 by MOLA; Basement Impact Assessment Report Rev 03 (18/12/2020 (Reference 4259A) with appendices, by AKT II; Circular Economy Statement rev2A 13/08/20 by Atelier 10; Contaminated Land Assessment : STS5067-G01 rev O by Soiltechnics; Daylight, Sunlight and Overshadowing Assessment, 14/08/20 by EB7; Delivery and Servicing Plan August 2020 by TTP; Design and Access Statement, prepared by AHMM; Drainage Strategy Report 4259 revO1 30/10/20 by AKTII; Employment and Skills Strategy and Regeneration Statement, August 2020 by Volterra; Energy and Sustainability Statement Rev2B 20/08/20 including Whole Life Carbon Assessment and BREEAM pre-assessment) by Atelier 10; Fire Safety Strategy S19040630 / Issue No: 02 / 06.08.2020 by Bureau Veritas; Flood Risk Assessment ref 4259 rev 01 30/10/20 by AKTII; Operational Waste Management Strategy WIE17232-101-R-1-2-1-OWM August 2020 by Waterman; Preliminary Ecological Appraisal PJC ref: 4195E/19 19/08/20 by PJC; Transport Assessment August 2020 by TTP; Tree survey ref:5493/20/01 Rev 01 by PJC.

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

### 3 Balcony screens

Prior to the commencement of the relevant works, details of the privacy measures to be installed on balconies on the south and east elevations at levels 2 to 8 as indicated on the approved plans shall be submitted to and approved in writing by the local planning authority.

All such measures shall be fitted prior to first occupation of the relevant residential units and shall be retained permanently thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of Policies D1 and A1 of the Camden Local Plan 2017.

### 4 Building design details

Prior to commencement of the relevant 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:

- a) Details including sections at 1:10 of typical windows (including jambs, head and cill), patterned ventilation grilles/panels and external doors and canopies
- b) Plan, elevation and section drawings, of the ground floor shop fronts and commercial entrances at a scale of 1:10, including design of bespoke patterned grille/ventilation intakes/ outlets to the retail space and basement and signage zones;
- c) Patterned ventilation screens to the bin stores and substation.
- d) Typical plan, elevation and section drawings of balustrading and drainage to terraces and balconies;
- e) Manufacturer's specification details or samples (as appropriate) of all facing materials;
- f) Sample panel of each of the light, mid and dark brick colour mixes showing the colour, texture, face-bond and pointing and typical elevation including a glazed opening showing reveal and header detail;
- g) Details of relevant doors, louvres and precast concrete canopies at street level;
- h) Details of the extruded winter garden components including glazing and concrete
- i) Details of string courses and lintels
- j) Details of rooftop plant enclosures

The relevant works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during construction of the relevant works for the building.

Reason: In order to safeguard the appearance of the buildings and the character and appearance of the wider area in accordance with the requirements of Policies D1, D2 and D3 of the Camden Local Plan 2017.

## 5 Fixed Mechanical plant noise

Prior to installation of the relevant plant/ machinery/ equipment, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from that plant/ machinery/ equipment and acoustic and anti-vibration mitigation measures as appropriate.

The mitigation measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than representative/typical existing 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.

The mitigation measures shall ensure that the plant/equipment are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced.

All mitigation measures as approved shall be installed prior to first use of the equipment, and the equipment and mitigation measures shall thereafter be retained and maintained in accordance with the manufacturer's recommendations.

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

## 6 Emergency generators

Emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power.

Noise emitted from any emergency plant and generators hereby permitted shall not increase the representative/typical assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 10 dB one metre outside any premises.

Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

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.

## 7 Internal noise levels

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 dB LAeq 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.

## 8 Residential refuse storage

Prior to first occupation of the flats, the refuse and recycling facilities hereby approved shall be provided and made available for use by the occupants.

The facilities shall be permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made, to avoid obstruction of the highway and to safeguard amenities of adjacent premises in accordance with the requirements of policy CC5, A1, and A4 of the Camden Local Plan 2017.

## 9 Noise levels from Commercial/Retail units

Noise levels emitted from the use of the retail and commercial units at ground and basement levels shall be as follows:

Between 07:00 and 23:00 hours

1. The A-weighted equivalent continuous noise level (LAeq) emanating, as measured one metre from any facade of any noise sensitive premises over a 5 minute period when the premises are in use, shall not increase by more than 5dB as compared to the same measure, from the same position and over a comparable period with the premises not in use.

2. The unweighted equivalent noise level (Leq) in the 63Hz Octave band, measured using the "fast" time constant, inside any living room of any noise sensitive premises, with the windows open or closed, over any five minute period with the development in use, should show no increase as compared to the same measure, from the same location(s) and over a comparable period with the development is not in use.

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 Detailed landscape plan

Full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority before the relevant part of the development commences.

Such plan to include details of:

- i) any external CCTV and security monitors/fixtures
- iii) landscaping to the communal roof terrace at level 9
- iv) location and design of all bins and seating
- vi) landscaping to the lower ground floor terrace
- vii) details for each planted area including planting species, grassland mix, size and density and a maintenance schedule

The relevant works shall be carried out in accordance with the details thus approved.

Any 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 enable the Council to ensure a reasonable standard of amenity in the scheme in accordance with the requirements of Policies D1 and A1 of the Camden Local Plan 2017.

#### 11 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. 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.

#### 12 Residential cycle parking

Prior to first occupation of the residential units, the 66 secure cycle stands, including two non-standard wider spaces, shall be installed and made available for the residents, in accordance with the plans and Transport Statement hereby approved.

The approved facilities shall be retained and maintained 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.

#### 13 Commercial cycle parking

Prior to first occupation of the commercial or retail units, the 11 secure cycle stands, including one non-standard wider space, shall be installed and made available for the users of the units, in accordance with the plans and Transport Statement hereby approved.

The approved facilities shall be retained and maintained 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.

#### 14 Protection of trees

Prior to commencement of any works on site, details demonstrating how street trees (identified as T1 - T5 on plan PJC5493/20/A in the approved Arboricultural Survey ref PJC 5493/20/01 rev01 March 2020) 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, 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 approved 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 D1 and A3 of the Camden Local Plan 2017.

15 External fixtures

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

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

16 Street frontages

The street-facing glazing of commercial and non-residential uses and of communal residential entrances, at ground floor shall be used for display and/or access purposes only, and no more than 30% of the primary area of glazing within any single glazed element shall be painted or obscured for a period of more than 28 days in any three (3) month period.

Reason: To ensure that the future occupation of the premises supports the character and vitality of the street, contributes a safe, welcoming appearance to the street and enables overlooking of public areas, in accordance with the requirements of policies G1, D1, D3, C5 and TC2 of the Camden Local Plan 2017.

17 Water consumption

The development hereby approved shall achieve a maximum water use of 105litres/person/day (includes 5 litres for external use). 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 (Adapting to climate change), CC3 of the London Borough of Camden Local Plan 2017.

18 Drainage strategy

Prior to commencement of development], full details of the sustainable drainage system including at least 32.75m<sup>3</sup> of blue roof and 10m<sup>3</sup> of either additional blue roof or attenuation tank shall be submitted to and approved in writing by the local planning authority.

The details to include (as necessary) a revised drainage statement, SuDS pro-forma and supporting evidence.

Such a system should be designed to accommodate all storms up to and



including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate the run off rates approved by the Local Planning Authority.

The details shall include the proposed lifetime maintenance plan for each element.

All such systems shall thereafter be retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

## 19 Living roofs

Prior to commencement of the building superstructure, full details in respect of the brown roof at levels 6 and 9 and the living roof at level 1 as shown on the approved plans and prepared in accordance with the recommendations of paras 4.5.5 to 4.5.10 of the Preliminary Ecological Appraisal (19/08/20), shall be submitted to and approved in writing by the local planning authority.

The details shall include the following:

- a. Detailed maintenance plan
- b. Details of its construction and the materials used
- c. A section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and
- d. Full planting details including species showing planting of at least 16 plugs per m<sup>2</sup>.
- e. Consideration of relationship between photovoltaic panels and habitat creation

The development buildings shall not be implemented other than in accordance with the details as approved and the brown/living roofs shall be permanently retained and maintained thereafter in accordance with the approved scheme of maintenance.

[Guidance on living roofs is available in the Camden Biodiversity Action Plan: Advice Note on Living Roofs and Walls.]

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3 and CC3 of the Camden Local Plan 2017.

## 20 Bird Boxes

Prior to completion of the superstructure of the building, plans and elevations showing details of bird box locations and types, indication of species to be accommodated, and a maintenance methodology for annual cleaning,

repair/replacement of the installed boxes, prepared in accordance with the recommendations of para 4.5.3 and 4.5.4 of the preliminary ecology appraisal as approved, 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 relevant building and thereafter retained and maintained in accordance with the approved maintenance methodology.

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.

## 21 Piling Method Statement

No piling shall take place until a letter from Thames Water (or the relevant statutory undertaker) confirming that agreement has been reached with the developer on the piling method statement for the development, has been submitted to and approved in writing by the local planning authority.

The piling method statement shall detail the depth and type of piling to be undertaken, the equipment to be used, and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works.

All piling carried out as part of the development must be undertaken in accordance with the terms of the agreed piling method statement.

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

## 22 Air quality monitoring.

No development shall take place until dust monitors have been installed in accordance with the following procedure:

A. Prior to installing monitors, full details of the air quality monitors shall be 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 will be 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 of development, evidence demonstrating that the monitors have been in place for at least 3 months prior to the proposed commencement date shall be submitted and approved in writing by the local planning authority.

The monitors shall be retained and maintained on site for the duration of the

works in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies A1, A4 and CC4 of the Camden Local Plan 2017.

### 23 Construction machinery

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

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

### 24 Lighting strategy

Prior to commencement of the relevant part, a lighting strategy for the exterior of the building shall be submitted to and approved in writing by the local planning authority.

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

### 25 Contaminated land: HR2 Site Investigation and Remediation Scheme.

Prior to commencement of works to the basement, a proposed remediation scheme to address :

- a. soil lead levels in the lower ground terrace and
- b. soil chemistry within the Made Ground formation which have been identified as potentially unsuitable for buried potable water supplies without confirmation from Thames Water

shall be submitted to and approved in writing by the local planning authority.

If at any time during the works significant contamination is discovered which was not identified in the site investigation, a revised remediation scheme which fully assesses the contaminants and mitigation measures, shall be submitted and approved by the local planning authority.

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 2017.

### 26 Accessible Units

The three fully accessible apartments shown on the plan numbers hereby

approved, shall be designed and constructed in accordance with Building Regulations Part M4 (3).

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

## 27 Photovoltaic panels

Prior to completion of the building superstructure, drawings and data sheets showing the location, extent and predicted energy generation of no less than 8500kw/Annum of photovoltaic cells and associated equipment to be installed on the building shall have be 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 (Climate change mitigation) and CC2 (Adapting to climate change) of the London Borough of Camden Local Plan 2017.

## 28 Wheelchair homes

Two no. 1b2p flats at levels 1 and 2 shall be designed and constructed in accordance with Building Regulations Part M4(3)(2)(b).

One no. 1b2p flats at level 4 shall be designed and constructed in accordance with Building Regulations Part M4(3)(2)(a).

All other flats shall be designed and constructed in accordance with Building Regulations Part M4(2).

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with Policy H6 of the Camden Local Plan 2017.

## 29 Basement engineer

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and

approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of Policies D1 and A5 of the London Borough of Camden Local Plan 2017.

### 30 BIA compliance

The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment Report (BIA) prepared by AKT II Consulting Structural and Civil Engineers, Rev 03 (18/12/2020 (Reference 4259A) hereby approved including the Building Damage Assessment that the damage to neighbouring structures will not exceed Burland Category 1 (Very Slight).

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the structural, ground and water conditions of the general area in accordance with the requirements of policy A5 of the London Borough of Camden Local Plan 2017.

### 31 Energy monitoring

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

a. Prior to implementation, accurate and verified estimates of the 'be seen' energy performance indicators for the consented development, (as outlined in Chapter 3 'Planning stage' of the GLA 'Be seen' energy monitoring guidance document), shall be submitted to the GLA's monitoring portal in accordance with the 'Be seen' energy monitoring guidance.

b. Prior to first occupation, updated accurate and verified estimates of the 'be seen' energy performance indicators for each reportable unit of the development, (as per the methodology outlined in Chapter 4 'As-built stage' of the GLA 'Be seen' energy monitoring guidance), shall be uploaded to the GLA's monitoring portal. The submission shall also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document.

c. Upon completion of the first year of occupation following the end of the defects liability period (DLP) and for the following four years, the legal Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each reportable unit of the development as per the methodology outlined in Chapter 5 'In-use stage' of the GLA 'Be

seen' energy monitoring guidance document. All data and supporting evidence should be uploaded to the GLA's monitoring portal. This condition will be satisfied after the legal Owner has reported on all relevant indicators included in Chapter 5 'In-use stage' of the GLA 'Be Seen' energy monitoring guidance document for at least five years.

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

### 32 Fire Statement

No work shall commence to the building envelope/facades 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 implemented 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.

### 33 Whole of life carbon

Prior to first occupation and following completion of the building (upon commencement of RIBA Stage 6), the post-construction Whole Life-Cycle Carbon (WLC) Assessment shall be submitted to the Greater London Authority (GLA) using the GLA's WLC assessment template in line with the criteria set out in the GLA's WLC Assessment Guidance and should be submitted along with any supporting evidence required by the guidance.

Reason: In order to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards in accordance with policies CC1 (Climate change mitigation) and CC2 (adapting to climate change) of the London Borough of Camden Local Plan and Policy SI 2 (Minimising greenhouse gas emissions) of the London Plan.

### 34 Circular Economy

The development shall be designed and constructed in accordance with the Circular Economy Commitments as set out in chapter 4 and Table 3 of the Circular Economy Statement hereby approved.

Reason: In order to ensure resource conservation, waste reduction, increased material re-use and recycling, and reductions in waste going for disposal in accordance with circular economy principles in accordance with policies CC2 (Adapting to climate change) and CC5 (waste) of the London Borough of Camden Local Plan and Policy S17 (Reducing waste and supporting the circular economy) of the London Plan.

### 35 Air Source Heat Pumps

Prior to completion of the superstructure, 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 Policies

### 36 Commercial refuse storage

Prior to first occupation of the office workspace, the refuse and recycling facilities hereby approved shall be provided and made available for use by the occupants.

The facilities shall be permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made, to avoid obstruction of the highway and to safeguard amenities of adjacent premises in accordance with the requirements of policy CC5, A1, and A4 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 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.

- 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](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 4 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.
- 5 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.
- 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 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.
- 8 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.
- 9 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.
- 10 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 11 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.
- 12 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 25th August 2020.
- 13 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Environment Services (Recycling) on 0207 974 6914/5 or on the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 14 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](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).
- 15 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.

- 16 Thames Water requests that the development should incorporate protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions.
- 17 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk) . Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

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