

Application ref: 2020/5063/P
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Date: 5 November 2021

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Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

The Charlie Ratchford Centre
Belmont Street
London
NW1 8HF

Proposal:

Redevelopment of site including demolition of existing buildings and erection of a building up to 10 storeys in height for to provide self-contained residential flats (Use Class C3) and associated works.

Drawing Nos: Existing Drawings:

CHA-HTA-A-0001 A, CHA-HTA-A-0010 B, CHA-HTA-A-0011 A.

Proposed Drawings:

CHA-HTA-A-0100 I, CHA-HTA-A-0101 H, CHA-HTA-A-0102 H, CHA-HTA-A-0103 H, CHA-HTA-A-0104 H, CHA-HTA-A-0105 H, CHA-HTA-A-0106 H, CHA-HTA-A-0107 H, CHA-HTA-A-0108 H, CHA-HTA-A-0109 H, CHA-HTA-A-0110 F, CHA-HTA-A-0111 E, CHA-HTA-A-0200, CHA-HTA-A-0201, CHA-HTA-A-0202 A, CHA-HTA-A-0251 B, CHA-HTA-A-0252 B, CHA-HTA-A-0253 A, CHA-HTA-A-0301, CHA-HTA-A-0302, CHA-HTA-A-0303, CHA-HTA-A-0304, CHA-HTA-A-0305, CHA-HTA-A-0306, CHA-HTA-A-0307, CHA-HTA-A-0308, CHA-HTA-A-0309, CHA-HTA-A-0310, CHA-HTA-A-0311, CHA-HTA-A-0312, CHA-HTA-A-0313, CHA-HTA-A-0314, CHA-HTA-A-0315, CHA-HTA-A-0316, CHA-HTA-A-0317, CHA-HTA-A-0318, CHA-HTA-A-0319, CHA-HTA-L-0905 A.

Supporting Documents:

Covering letter (Iceni) 29 October 2020, Air Quality Assessment Rev 02 (Stantec)

February 2021, Arboricultural Impact Assessment (Vistry) October 2020, Preliminary Ecology Assessment (Vistry) October 2020, Contaminated Land Assessment (Vistry) October 2020, Internal Daylight, Sunlight & Overshadowing Assessments (Vistry) October 2020, Daylight and Sunlight Assessment Impacts on Neighbouring Properties (Vistry) October 2020, Energy Statement (Vistry) October 2020, Flood Risk Assessment and Drainage Report (Vistry) final v2 08/03/2021, Health Impact Assessment (Vistry) October 2020, Heritage, Townscape & Visual Assessment (Vistry) October 2020, Noise Impact Assessment (Vistry) October 2020, Planning Statement (Vistry) October 2020, Statement of Community Involvement (Vistry) October 2020, Sustainability Statement (Vistry) October 2020, Transport Assessment including a Travel Plan Rev E (Vistry) October 2020, Site Waste Management Plan (Vistry) October 2020, Construction/Demolition Management Plan Rev 0.1, Belmont Street Affordable Housing Proposal (hta) 13.05.20, Outline Fire Strategy CL5956/R1 Issue 1 (JGA) 30/04/2020, Design & Access Statement CHA-HTA-A-0700 (Vistry) October 2020, Accommodation Schedule (hta) 10.09.20.

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

Condition(s) and Reason(s):

1 Time Limit

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 encourage swift commencement and 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:

Existing Drawings:

CHA-HTA-A-0001 A, CHA-HTA-A-0010 B, CHA-HTA-A-0011 A.

Proposed Drawings:

CHA-HTA-A-0100 J, CHA-HTA-A-0101 H, CHA-HTA-A-0102 H, CHA-HTA-A-0103 H, CHA-HTA-A-0104 H, CHA-HTA-A-0105 H, CHA-HTA-A-0106 H, CHA-HTA-A-0107 H, CHA-HTA-A-0108 H, CHA-HTA-A-0109 H, CHA-HTA-A-0110 F, CHA-HTA-A-0111 E, CHA-HTA-A-0200, CHA-HTA-A-0201, CHA-HTA-A-0202 A, CHA-HTA-A-0251 B, CHA-HTA-A-0252 B, CHA-HTA-A-0253 A, CHA-HTA-A-0301, CHA-HTA-A-0302, CHA-HTA-A-0303, CHA-HTA-A-0304, CHA-HTA-A-0305, CHA-HTA-A-0306, CHA-HTA-A-0307, CHA-HTA-A-0308, CHA-HTA-A-0309, CHA-HTA-A-0310, CHA-HTA-A-0311, CHA-HTA-A-0312, CHA-HTA-A-0313, CHA-HTA-A-0314, CHA-HTA-A-0315, CHA-HTA-A-0316, CHA-HTA-A-0317, CHA-HTA-A-0318, CHA-HTA-A-0319, CHA-HTA-L-0905 A.

Supporting Documents:

Covering letter (Iceni) 29 October 2020, Air Quality Assessment Rev 02

(Stantec) February 2021, Arboricultural Impact Assessment (Vistry) October 2020, Preliminary Ecology Assessment (Vistry) October 2020, Contaminated Land Assessment (Vistry) October 2020, Internal Daylight, Sunlight & Overshadowing Assessments (Vistry) October 2020, Daylight and Sunlight Assessment Impacts on Neighbouring Properties (Vistry) October 2020, Energy Statement (Vistry) October 2020, Flood Risk Assessment and Drainage Report (Vistry) final v2 08/03/2021, Health Impact Assessment (Vistry) October 2020, Heritage, Townscape & Visual Assessment (Vistry) October 2020, Noise Impact Assessment (Vistry) October 2020, Planning Statement (Vistry) October 2020, Statement of Community Involvement (Vistry) October 2020, Sustainability Statement (Vistry) October 2020, Transport Assessment including a Travel Plan Rev E (Vistry) October 2020, Site Waste Management Plan (Vistry) October 2020, Construction/Demolition Management Plan Rev 0.1, Belmont Street Affordable Housing Proposal (hta) 13.05.20, Outline Fire Strategy CL5956/R1 Issue 1 (JGA) 30/04/2020, Design & Access Statement CHA-HTA-A-0700 (Vistry) October 2020, Accommodation Schedule (hta) 10.09.20.

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

3 Accessible Units

The eight fully accessible apartments shown on the plans hereby approved (3 x Social Rent Fully Accessible and 5 x Adaptable for Intermediate rent), shall be designed and constructed in accordance with Building Regulations Part M4 (3), with all other units being designed and constructed in accordance with Building Regulations Part M4 (2).

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.

4 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.

5 Fire Strategy

No above ground new development (i.e. on new building or extension) shall commence on each building until a Fire Statement for the relevant Phase 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 CP3 of the Core Strategy and policy D12 of the London Plan 2021.

6 Details, Materials and Samples

Prior to completion of superstructure, 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 1:20 of all windows (including jambs, head and cill), ventilation grilles, external doors, gates and canopies.
- b) Plan, elevation and section drawings, of all ground floor facades at a scale of 1:20.
- c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority), samples (to be provided on site or at the architects' office), and hand sample panels of those materials (to be provided on site).
- d) Details of all plant equipment and any necessary screening.
- e) Details of all bollards (including moveable ones and their means of control /management), gates, fences or other means of enclosure which form part of the public realm.

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: In order to safeguard the special architectural and historic interest of the proposed retained buildings and to safeguard the character and appearance of the wider area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

7 External Fixtures/Building Services

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

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

8 Cycle Storage

Prior to the commencement of the relevant part of the development, full details of the cycle storage areas for the 174 long stay and 4 short stay cycle spaces shall be submitted to and approved in writing by the local planning authority. The details shall include access doors with a minimum width of 1.2m. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of any of the new units, and 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.

9 Obscure Glazing

The north facing living/kitchen/dining area windows of flat nos. C-91, C-99 & C-107 as shown on the approved plans (Block C flats at first, second and third floors facing towards Block 1 of the Denton Estate) shall be obscure glazed and non-opening to an internal height of 1.7m in perpetuity.

Reason: To safeguard the privacy of the occupiers of Block 1 of the Denton Estate in accordance with the requirements of Policy A1 of the Camden Local Plan 2017.

10 Piling

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 shall be undertaken in accordance with the terms of the approved 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 London Borough of Camden Local Plan 2017.

11 Land Contamination

Prior to the commencement of work for each section of the development or stage in the development as may be agreed in writing by the Local Planning Authority (LPA) a scheme including the following components to address the risk associated with site contamination shall be submitted to and approved in writing by the LPA.

A) A site investigation scheme based on the Phase 1 Ground Condition Assessment (Ref: 43006/3501/R001/Rev01), by Stantec UK Ltd to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

B) The results of the investigation and detailed risk assessment referred to in (a) and, based on these, in the event that remediation measures are identified necessary, a remediation strategy giving full details of the remediation measures required and how they are to be undertaken;

C) A verification plan demonstrating the works set out in the remediation strategy have been undertaken.

Any investigation and risk assessment must be undertaken in accordance with the Environment Agency's Land Contamination Risk Management (LCRM) which replaced CLR11. In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported immediately to the LPA.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

12 Environmental health - Noise

The design of the development shall be as specified in submitted 'Stantec acoustic submission, Ref: 43006/3001', dated August 2020. Approved details and acoustic mitigation shall be implemented prior to occupation of the development and thereafter be permanently retained.

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

13 Environmental health - Noise levels

The external noise level emitted from plant, machinery or equipment at the development hereby approved shall 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.

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.

14 Plant Anti-vibration Isolators

Prior to use, plant at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London

15 Internal Noise Levels

The internal noise levels in the dwellings hereby approved shall not exceed an indoor ambient noise levels in unoccupied rooms of 35dB(A) LAeq,16hour (07:00-23:00 hours) and 30dB(A) LAeq, 8 hour (23:00-07:00 hours) and individual noise events shall not normally exceed 45dB LAmax based on ten occurrences during the night (23:00-07:00 hours). Prior to first occupation of the development hereby approved, noise testing and an associated report to demonstrate compliance with the above levels shall be submitted to and approved in writing by the Local Planning Authority.

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

16 Detailed Landscape Plan

Notwithstanding the details shown on the plans, full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant part of the development.

The submission shall include details of:

- a) full details of all open spaces, terraces and routes
- c) planters including sections, materials and finishes and planting schedules
- d) final location details of 12 trees, including trees within the footpath to the north of the site, with accompanying evidence that all locations have been investigated to ensure planting is viable and takes sufficient account of the proximity of local highway and underground infrastructure;
- f) details of all boundary treatments to the site
- g) a maintenance plan for a minimum of 3 years
- h) irrigation
- i) sectional drawings of all planting areas

A landscape management plan shall also be submitted to demonstrate that appropriate maintenance, cleaning and watering tasks have been accounted for as part of the overall package of facilities management.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 Council gives written consent to any variation.

The development shall not be occupied until such time as the works have been completed in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of amenity in the scheme in accordance with the requirements of policies D1, D2, A1 and A3 of the Camden Local Plan 2017.

17 Green roof

Prior to completion of superstructure, full details in respect of the green roof in the areas indicated on the approved roof plan shall be submitted to and approved 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 policies.

18 Photovoltaic Panels

Prior to completion of superstructure, drawings and data sheets showing the locations, 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 policy CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017.

19 Air Source Heat Pump details

Prior to completion of superstructure, details, drawings and data sheets 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 meter to monitor the energy output from the approved renewable energy systems.

Details should include:

- " Equipment locations
- " System Seasonal Performance Factor of at least 2.5
- " Product Coefficient of Performance of at least 3.19
- " Be Green stage carbon saving in line with the approved plans

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 (Climate change mitigation) of the London Borough of Camden Local Plan 2017.

20 Maximum Internal Water use

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.

21 Drop-box Details

Notwithstanding the details shown on the plans hereby approved, prior to the first occupation of any of the flats, full details of the on-site automated courier drop-boxes shall be submitted to and approved in writing by the local planning authority. The drop-boxes shall be retained thereafter in perpetuity.

Reason: To reduce dwell time for couriers and associated parking stress in compliance with policy T4 of the London Borough of Camden Local Plan 2017.

22 Construction related impacts - Monitoring

Air quality monitoring should 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 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, 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 and CC4 of the London Borough of Camden Local Plan Policies.

23 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 the London Plan 2021 and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

24 **Sustainability and energy

On or prior to commencement of substructure, a sustainability plan and an energy plan shall be submitted to and approved in writing by the local planning authority. Such plans shall demonstrate:

- o Energy strategy and measures as per approved Energy Statement or better
- o Sustainability measures as per the approved Sustainability Statement
- o Water efficiency as per the approved documents
- o Overall minimum CO2 reductions beyond Part L 2013 as amended, SAP10 factors:
 - 71% on-site overall reduction, minimum 16% Be Lean stage reduction through building efficiency, minimum 65% Be Green stage reduction (reduction against the previous stage) through renewables

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan policies.

25 ** Employment and Training Plan

Prior to commencement of superstructure, the applicant and/or developer shall submit an Employment and Training Plan for approval to the Local Planning Authority, containing details of Local Employment, Local Procurement, and confirmation of measures to provide Construction Apprentice Default Contribution, Construction Apprentice Support Contribution

Reason: To ensure the development provides sufficient employment and training in line with the requirements of policy E1 of the Camden Local Plan 2017.

26 **Future-proofing

The development shall be constructed with adequate plant space for heat exchanger and pipework, soft points in plant room walls for connection to pipes, and a protected route for pipework to the most likely roadside on site boundary.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan policies.

27 **Quantum of housing

The development hereby approved shall provide 115 units including 26 affordable housing (23 intermediate and 3 London affordable rent) units.

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

28 ** Car free

The proposed dwellings will be car free.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policies T1, T2 and T3 of the Camden Local Plan 2017.

29 ** CMP & DMP

Prior to demolition a Demolition Management Plan (DMP) and prior to commencement of development a Construction Management Plan (CMP) - including an Air Quality Assessment, shall be submitted to and approved by the local planning authority.

The DMP and CMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing buildings and the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual.

Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction periods and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction and demolition. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policies T1, T2 and T3 of the Camden Local Plan 2017.

30 **CMP monitoring fee

On or prior to Implementation, confirmation that the necessary measures for the provision monitoring the CMP shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policies T1, T2 and T3 of the Camden Local Plan 2017.

31 **CMP bond

On or prior to Implementation, confirmation that the necessary measures for a bond for the CMP shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policies T1, T2 and T3 of the Camden Local Plan 2017.

32 **Delivery and Servicing Management Plan

Prior to occupation, a Delivery and Servicing Management Plan shall be submitted to and approved by the local planning authority.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policies T1, T2 and T3 of the Camden Local Plan 2017.

33 **Strategic Travel Plan

Prior to occupation, a Strategic Travel Plan shall be submitted to and approved by the local planning authority.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policies T1, T2 and T3 of the Camden Local Plan 2017.

34 **Strategic Travel Plan - monitoring contribution

Prior to occupation, confirmation that the necessary measures for monitoring the Strategic Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policies T1, T2 and T3 of the Camden Local Plan 2017.

35 ** Pedestrian, cycle and environmental improvements contributio

Prior to commencement of substructure, confirmation that the necessary measures for the provision of highways, pedestrian, cycling, environmental and public realm improvements in the vicinity of the Development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policies T1, T2 and T3 of the Camden Local Plan 2017.

36 ** Highways contribution

On or prior to Implementation, confirmation that the necessary measures for the provision of highways, pedestrian, cycling, environmental and public realm improvements in the vicinity of the Development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policies T1, T2 and T3 of the Camden Local Plan 2017.

37 ** Retention of Architect

The architect employed for the application shall be retained throughout the construction period.

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

38 ** Agent of Change

Prospective tenants/purchasers shall be made aware that the dwellings are located in an urban environment with particular noise and environmental conditions in respect of the existing warehousing (fish curing plant) to the south of the site.

Reason: To protect the ongoing operations of the local fish curing plant in accordance with policy E1 of the Camden Local Plan 2017.

39 **Public Open Space

Prior to commencement of substructure, confirmation that the necessary measures for the provision of public open space contribution shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the public open space is maintained and improved in accordance with policies A2 and A3 of the Camden Local Plan 2017.

40 **Carbon offsetting

Prior to commencement of substructure, confirmation that the necessary measures for carbon offsetting shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan policies.

41 **Need for a legal agreement

In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement no works shall be commenced on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with ** in the planning permission granted at the planning committee on 25 March 2021 and those obligations shall apply to all conditions above marked with **.

Reason: In order to define the permission and to secure development in accordance with the Camden Local Plan.

- 42 On or prior to Implementation, confirmation that the necessary measures towards TfL's operational maintenance to help to support and supply cycles at Castlehaven Road Docking Station shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policies T1, T2 and T3 of the Camden Local Plan 2017.

- 43 **Prior to commencement of development, details of a community liaison contact, available throughout the construction process, shall be appointed with regards construction works. Details of the appointment, including contact details and a programme of communication shall be submitted to and approved by the Local Planning Authority prior to any works. The construction shall be undertaken in accordance with the approved details.

Reason: To ensure the amenity of neighbouring residents is protected throughout the construction phase in accordance with Camden Local Plan policy A1.

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 for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

- 4 Your proposals may be subject to control under the Party Wall 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.
- 5 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (telephone: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 6 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.
- 7 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.
- 8 In relation to living roofs it is recommended for the proposed substrate to be sourced from site (for example: soil and crushed brick) for sustainability reasons and to provide better conditions for local species.
- 9 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 (telephone: 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.
- 10 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its

statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.

- 11 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.
- 12 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 13 You must carry out any building work which can be heard at the boundary of the site only:

between 08.00 and 18.00 Monday to Friday;
between 08.00 and 13.00 on Saturday; and
not at all on Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours.
You must carry out basement excavation work only:
between 08.00 and 18.00 Monday to Friday; and
not at all on Saturdays, Sundays, bank holidays and public holidays.

All demolition and construction work are to be carried out under a Control of Pollution Act 1974, Section 61 consent.

- 14 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.
- 15 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.

- 16 The matters covered by conditions marked with an ** are matters which would usually be incorporated into a Section 106 Agreement. On Council own schemes because the Council cannot enter into an agreement with itself the usual practice would for the permission to reference the Section 106 requirements for information.
If the Council retains ownership of the application site although the reference to Section 106 requirements would not be legally binding they would act as a record of the requirements the Council as planning authority expects the Council as landowner to comply with. If the Council disposes of a relevant interest in the Application Site (which for the avoidance of doubt will not include disposals to individual tenants and occupiers) the incoming owner will be required to enter into a Section 106 giving effect to those requirements which will then become a legally binding document.
- 17 Construction related impacts - Mitigation
Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma and any comments from the AQ Officer at the time. The applicant will be required to complete the Mayor's SPG Appendix 7 checklist and demonstrate that all mitigation measures relevant to the Medium level of identified risk are committed.

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