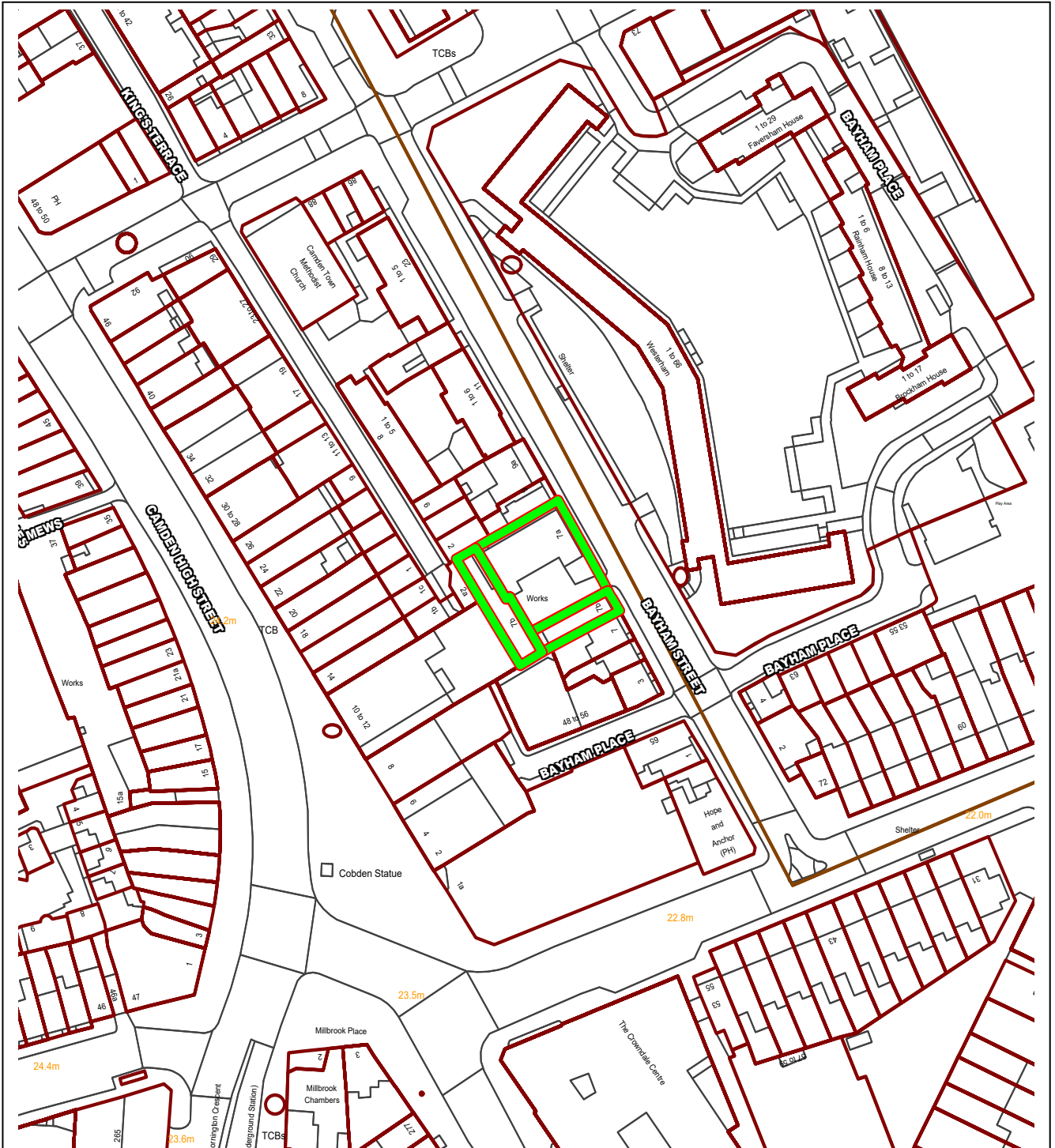


2020/5647/P
7 A, B, C Bayham Street



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1. Existing view from Bayham Street



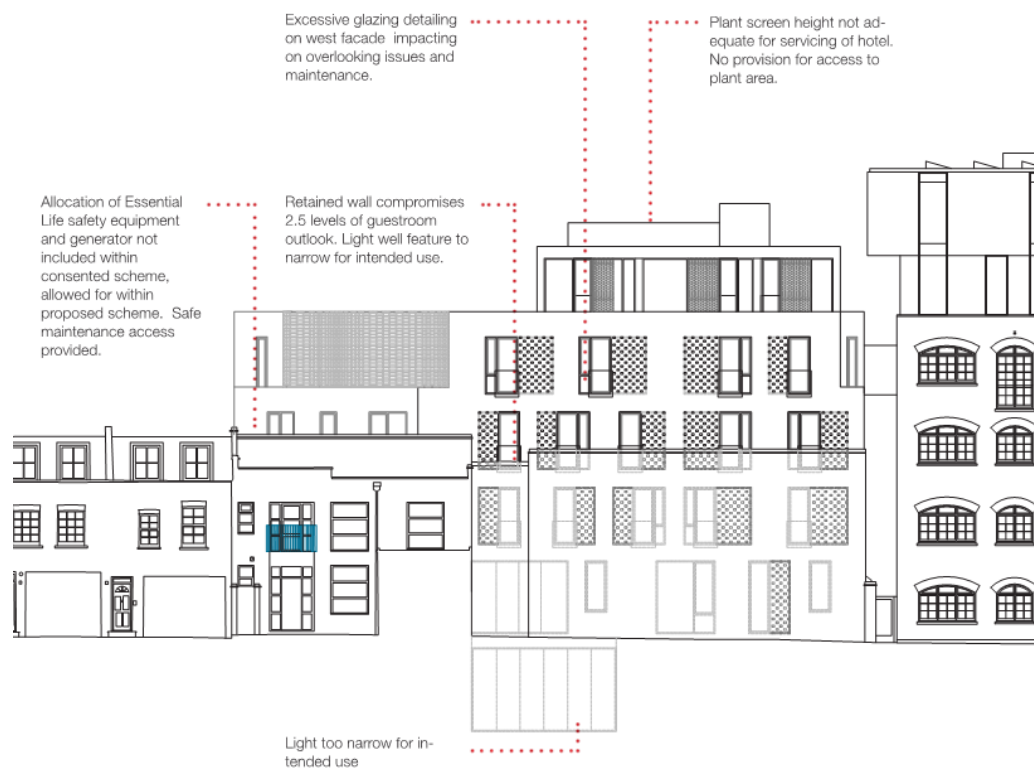
2. Approved front elevation



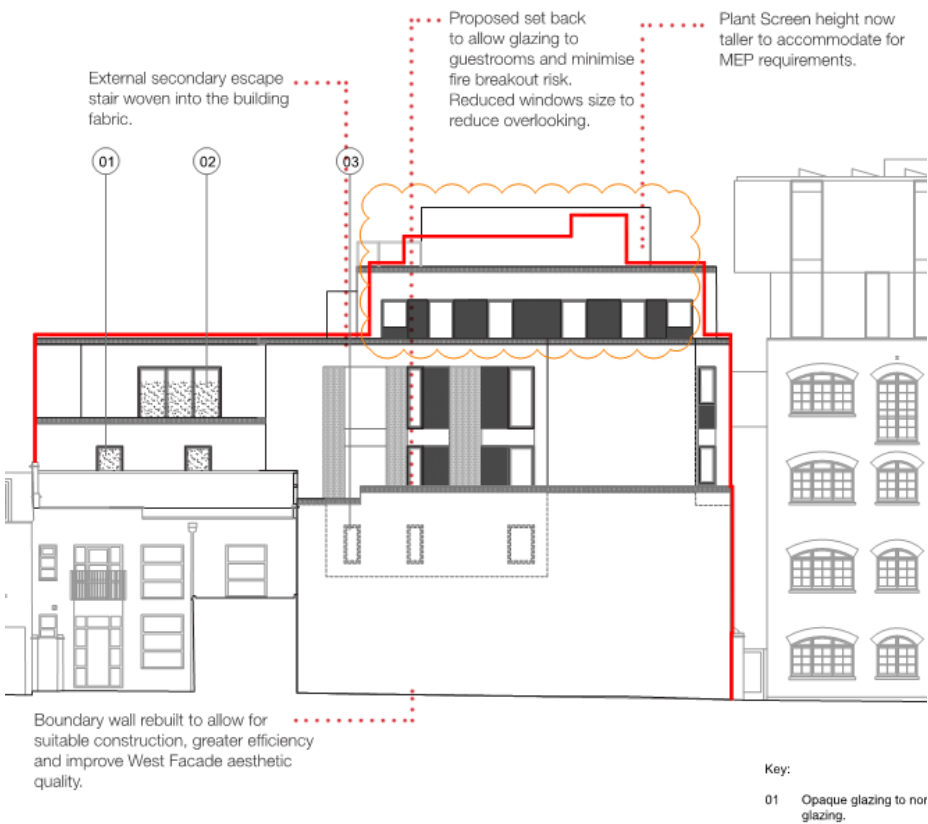
3. Proposed front elevation



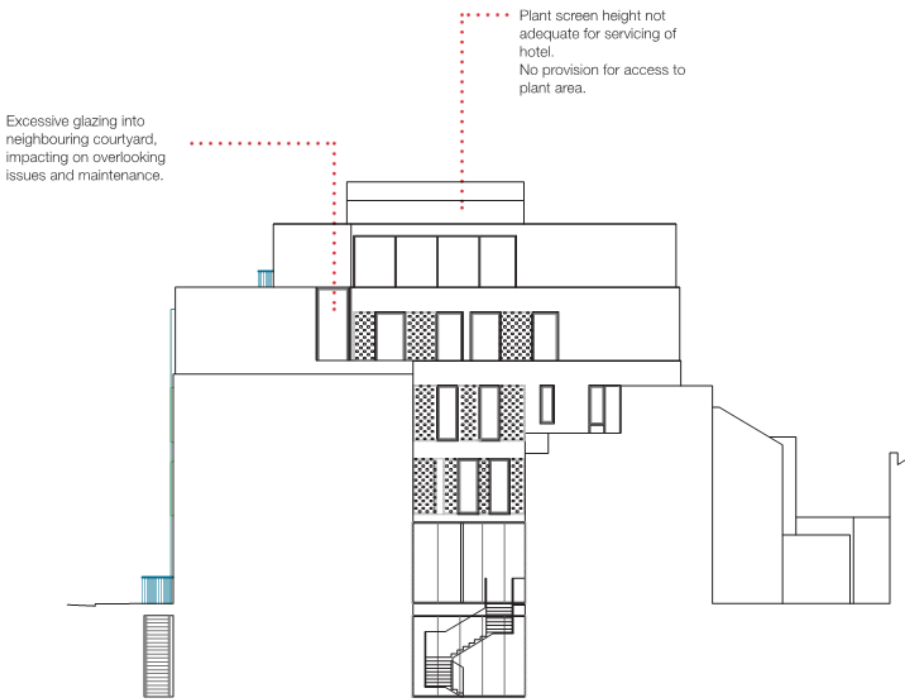
4. Approved rear elevation



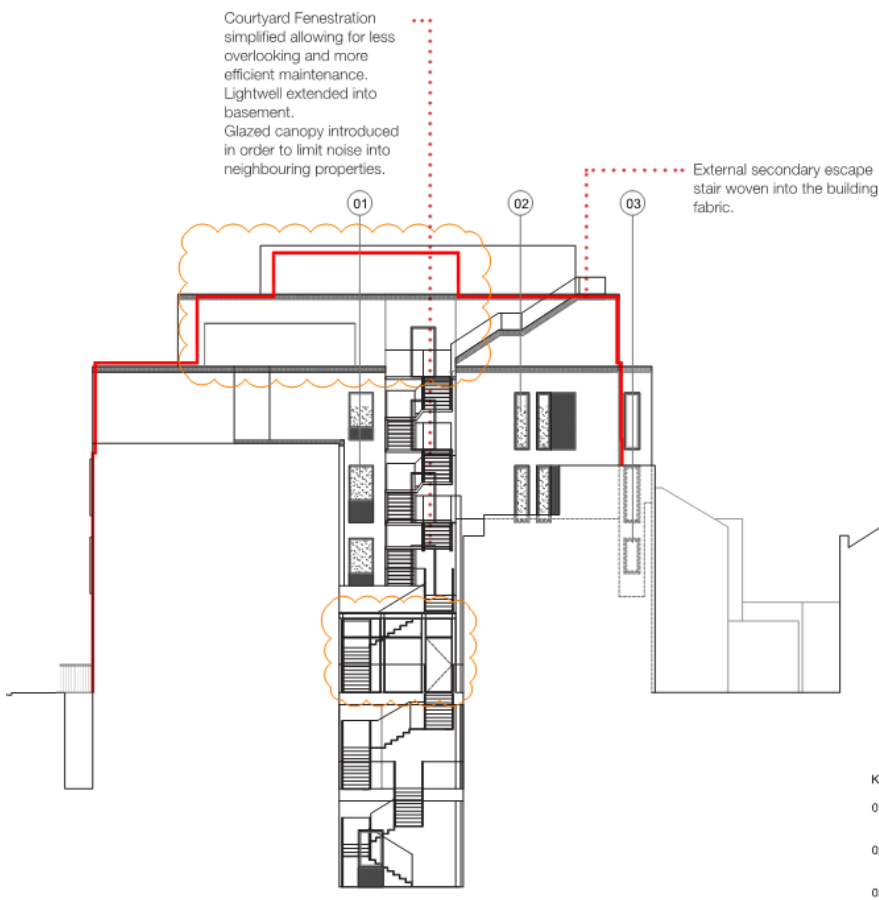
5. Proposed rear elevation



6. Approved north elevation



7. Proposed north elevation



8. Approved front view



CONSENTED SCHEME - JULY 2019

9. Proposed front view



10. Approved view from King's Terrace



CONSENTED SCHEME - JULY 2019

11. Proposed view from King's Terrace



PROPOSED SCHEME

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		28/01/2021	
		N/A		Consultation Expiry Date:		31/01/2021	
Officer				Application Number(s)			
Patrick Marfleet				2020/5647/P			
Application Address				Drawing Numbers			
7 A, B, C Bayham Street London NW1 0EY				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Variation of conditions 2 (approved plans), 5 (waste storage), 9 (SUDs), 14 (green roofs and living walls), 24 (bird and bat boxes) and removal of conditions 11 (CHP), 12 (CHP stack) and 16 (greywater recycling) of planning permission 2018/3647/P dated 28/08/2020 (Demolition of existing office buildings (B1) and erection of 5 storey (plus two storey basement) building comprising mixed office (B1) and hotel (C1) use).							
Recommendation(s):		Grant variation of condition subject to s106 legal agreement					
Application Type:		Variation of Condition s.73 Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses	09	No. of objections	09		
Summary of consultation responses:		<p>Site notice: displayed 06/01/2021 (expiry 30/01/2021) Press notice: displayed 07/01/2021 (expiry 31/01/2021)</p> <p>The owners of 8-12 Camden High Street initially objected to the application but withdrew their objection following amendments to the proposed plans showing the retention of the existing boundary wall to the rear.</p> <p>9 objections were received from neighbouring residents including the occupiers of 1, 2 and 4 Kings Terrace and 9 Bayham Street, with accompanying letters from GIA lighting consultants and Vanguardia noise consultants.</p> <ol style="list-style-type: none"> 1. In addition to the variation and removal of conditions, the height of the building has increased. As such our daylight and sunlight will be negatively affected. 2. We respectfully request that the wording of condition 8 is updated to reflect the planning officer's interpretation of the original scheme at committee to ensure that all windows at the North of the property (including East and West elevations) are obscure glazed to prevent 					

overlooking.

3. Sufficient detail and evidence of a detailed assessment of the proposed plant changes in terms of noise and vibration is not provided. The application should be refused until the applicant carries out a full and formal assessment of their proposals in terms of plant noise and vibration.
4. The location of the power substation less than 1 metre from the living and home-working spaces of 2, 2a, and 4 Kings Terrace is a serious problem in terms of EMF radiation, which, given the viable alternative locations and solutions could be solved at a stroke, by re-locating the sub-station to a different part of the building, without impeding the viability or progress of the development in any way.
5. Object to proposed loss of more than 150sqm of office space in favour of additional hotel rooms.
6. Request this application is refused as the proposal is a misuse of the section 73 process, which should allow alterations to planning conditions and shall not make fundamental alterations to the consented scheme.

Officer response

1. See section 2.4 below.
2. The condition has been amended accordingly to ensure all rear windows to the north of the development are obscure glazed.
3. See section 2.4 below.
4. The applicant has submitted revised plans showing the re-location of the sub-station away from the neighbouring residential properties to the north. See section 2.4 below for further discussion on this.
5. See section 2.2 below.
6. The current s.73 does seek to make alterations to the conditions of the application approved under 2018/3647/P. The proposed changes are considered minor in the context of a major scheme such as this.

**Local Groups
comments:**

Camden Town CAAC – objection

1. The proposed changes are too significant to be considered as a variation or removal of condition, s.73 application.
2. Proposed alterations on Bayham Street elevation, namely the decrease in window size, weaken design quality of the façade.
3. Introduction of a replica 'carriage drive' arch in order to provide separate access for the office is pastiche and creates a false history for the site.
4. Revised northern lightwell is cramped and it is unclear whether the entrance passage to office part of the proposal which crosses this is covered or external. Could lead to excessively noisy environment next to residential buildings on Kings Terrace.
5. Proposed external stairs at roof level appear as a utilitarian afterthought that would be detrimental to the visible shift in scale between small mews houses and taller buildings.
6. Location of 6 hotel rooms at basement level, which are served by small windows from a north facing lightwell provides unacceptable standard of accommodation.
7. Concerned at location of emergency generator and substation next to properties on Kings Terrace to the north and the impact this will

have on neighbouring amenity.

8. Applicant must be required to fund a Council appointed MEP consultant to review the proposed strategy to ensure proposed plant and electrical equipment would not have detrimental impacts to local environment via increased noise, lower air quality and EMF shielding.

Officer response

1. *The proposed changes are considered minor in the context of major application such as this and are discussed in more detail below.*
2. *The proposed alterations to the window sizes of the Bayham Street elevation are considered negligible and would maintain the overall rhythm and hierarchy of the approved design. See para 2.2 for further discussion on this.*
3. *The proposed arched office entrance initially proposed has been removed from the plans.*
4. *The applicant has submitted amended plans to show the proposed walkway/undercroft to the north would be fully enclosed by a glass canopy.*
5. *Proposed stairs are required for fire safety purposes as a secondary means of escape.*
6. *Hotel rooms (Class C1) are not required to provide the same standards of accommodation as permanent residential accommodation (Class C3). The location of 10 rooms at basement level is therefore considered acceptable.*
7. *The proposed sub-station has been relocated from its original position at the northern end of the building. See para 2.4 for further discussion on this.*
8. *The submitted Noise Impact Assessment has been reviewed by the Council's Noise Officer and considered acceptable, see para 2.4 below.*

Site Description

The application site is industrial in character and appearance and is currently occupied by three small commercial buildings at 7a, 7b and 7c Bayham Street, which are all in office (B1) use. The site is bound by the residential buildings of 9 Bayham Street to the north and 7 Bayham Street to the south, whilst a large retaining wall marks the rear boundary of the site. Beyond the rear wall lies a courtyard service area, which is accessed via Bayham Place, and beyond that, the rear elevation of the six storey commercial building located on Camden High Street (Nos. 10-12).

The site is located within Sub Area 1 of the Camden Town Conservation Area and the existing buildings are identified in the Camden Town Conservation Area Plan as making a neutral contribution to the character of the area.

Relevant History

2018/3647/P - Demolition of existing office buildings (B1) and erection of 5 storey (plus two storey basement) building comprising mixed office (B1) and hotel (C1) use. **Approved subject to s106 legal agreement at Planning Committee on 11/07/2019, final decision notice issued 28/08/2020.**

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

- G1 Delivery and location of growth
- H2 Maximising the supply of self-contained housing from mixed-use schemes
- C5 Safety and security
- C6 Access for all
- E2 Employment premises and sites
- E3 Tourism
- A1 Managing the impact of development
- A3 Biodiversity
- A4 Noise and vibration
- A5 Basements
- D1 Design
- D2 Heritage
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- CC3 Water and flooding
- CC4 Air quality
- CC5 Waste
- TC2 Camden's centres and other shopping areas
- T1 Prioritising walking, cycling and car-free development
- T2 Parking and car-free development
- T3 Transport infrastructure
- T4 Sustainable movement of goods and materials
- DM1 Delivery and monitoring

Camden Planning Guidance 2021

- CPG Design
- CPG Housing
- CPG Sustainability
- CPG Basements
- CPG Employment sites and business premises
- CPG Amenity
- CPG Transport

Camden Town Conservation Area appraisal and management plan (2007)

Assessment

1 Proposal

1.1 The current application seeks to make a number of minor amendments to the plans approved under permission reference 2018/3647/P dated 28/08/2020. The proposed changes include:

- Reduction in overall GIA of the building as a result of the changes to the size of the approved basement which no longer extends to the kerb edge on Bayham Street.
- Provision of 10 additional hotel rooms at basement level which results in a reduction in office floorspace from 691sqm (as approved) to 540sqm GIA. The proposed changes to office provision also include an increase in affordable workspace from 20% of memberships being offered as affordable (as approved) to 25% as currently proposed.
- Rearrangement of internal layouts including provision of sub-station within building envelope to the front at ground floor level and provision of internal life-safety generator at first floor level.
- External amendments including: Increase in height of the approved roof plant enclosure by approx. 1 metre and additional plant at fourth floor level, installation of louvre door on front façade at ground floor level to provide ventilation for sub-station, installation of fire escape/maintenance staircase to north elevation, minor changes to windows on front façade to reflect internal layouts, creation of separate office entrance to north of the building with 24 dedicated cycle parking spaces.
- Replacement of approved combined heat and power (CHP) unit with air source heat pumps (ASHP).

1.2 As a result of the proposed amendments changes are sought to the conditions of the original decision including: The removal of conditions 11 (CHP), 12 (CHP) and 16 (greywater recycling) and amendments to the triggers for conditions 5 (waste storage), 9 (SUDs), 14 (green roofs and living walls) and 24 (bird and bat boxes). The trigger for conditions 5, 9, 14 and 24 would change from *Prior to commencement of any development other than works of demolition, site clearance and preparation* to *Prior to commencement of any development other than works of demolition, site clearance, preparation piling and underpinning*.

Revisions

1.3 During the course of the application the applicant has submitted revised plans to include the following changes:

- Re-location of the sub-station from north-west corner of the site to south east corner fronting Bayham Street with associated louvre door.
- Installation of a glass roof to fully enclose the office access route to the north of the building.
- Alterations to the design of the front façade initially submitted including reinstatement of the approved central bay element to better match the depth and proportions of the original approval.

2 Assessment

2.1 The material considerations for this application are as follows:

- Land use
- Design and Conservation;
- Amenity of neighbouring residential occupants
- Sustainability

2.2 Land use

2.2.1 The extant permission granted approval for a mix of hotel (C1) and office (B1) uses at the site and the current application does not introduce any new land uses into the development.

2.2.2 However, the internal alterations currently proposed would result in an additional 10 hotel rooms located at basement level which would in turn result in the loss of approximately 151sqm of approved office space. Whilst this is regrettable, it is important to note that the applicant is proposing to increase the provision of affordable workspace memberships from 20% (as approved) to 25%. Therefore, whilst the proposals would result in a loss of office space, this loss is considered acceptable in this instance as it would allow for increased affordable workspace provision for start-ups and small/medium sized enterprises in the borough, in line with Policy E2 of the Local Plan.

2.3 Design and conservation

2.3.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.3.2 To the front of the building the proposals include some minor changes to the size and design of the approved fenestration. During the course of the application the applicant has submitted revised plans to address concerns from officers regarding the design of the front façade which was considered to have reduced in quality when compared with the design of the original approval. The revised front façade has reinstated the depth and proportions of the approved central bay element and window reveals on all floors, which is welcomed. As such, the proposed changes are not considered to alter the overall design and architectural language of the approved façade which would maintain its industrial character and proportions. Similarly, the installation of a louvered door to the southern end of the front façade, at ground floor level, is not considered to significantly alter the appearance of the approved development particularly as it would be located in an approved opening and would therefore not disrupt the rhythm of the front façade. The removal of one of the approved front lightwells is considered acceptable and would improve the building's relationship with the street.

2.3.3 Whilst the current proposals do seek to increase the height and width of the approved roof plant enclosure (as a result of ASHPs being incorporated into the scheme), it would still remain largely unseen in long and short views from the public realm along Bayham Street and is not considered to cause harm to the character and appearance of the conservation area as a result. The plant enclosure would be more visible in views from King's Terrace to the rear however, it would be commensurate with the size and scale of the buildings in this part of the conservation area (see images below) and is thus considered acceptable in terms of its visual impact

Approved



Proposed



2.3.4 Due to its location within the approved northern lightwell, the proposed external staircase would have limited visibility from the public realm, and whilst the rooftop element would be seen in views from Kings Terrace, it is not considered to cause harm to the design of the approved development or the character of the surrounding conservation area.

2.3.5 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale and design of the proposed alterations would not cause harm to the character and appearance of the Camden Town Conservation Area.

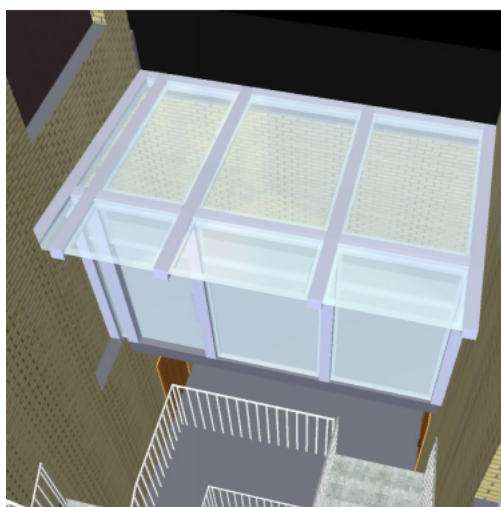
2.4 Amenity of neighbouring residential occupants

2.4.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook and implications on daylight and sunlight. This is supported by CPG (Amenity).

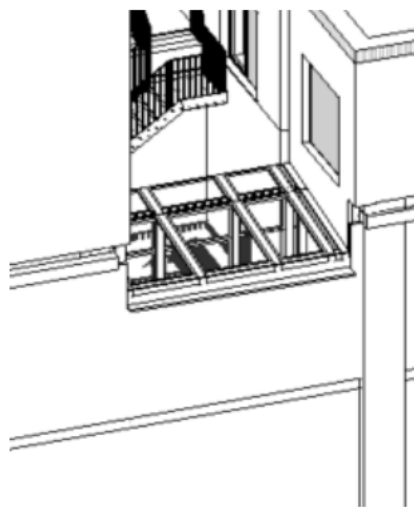
Noise

2.4.2 Officers note the concerns initially raised from neighbouring residents to the north of the site with regard to the harmful impact the proposed sub-station would have on their amenity in terms of noise and EMF radiation. In response to this, and the requests from residents to find an alternative location, the applicant has submitted revised plans showing the sub-station located to the south-eastern corner of the site, away from the neighbouring residents to the north. The applicant has also submitted an updated Noise Impact Assessment which incorporates the sub-station and additional plant equipment. This assessment has been reviewed by the Council's Noise Officer who has confirmed the revised scheme would comply with our minimum noise standards.

2.4.3 Officers also note the concerns raised from neighbouring residents with regard to the noise that could be generated from office users entering the building via the proposed access route to the north of the site. However, the applicant has submitted amended plans to demonstrate that this access route/walkway would be fully enclosed by a glass roof (see image below), similar to the glazed atrium roof of the previous approval.



3D view of canopy from stairwell



3D view of canopy from adjacent site to the North

2.4.4 Therefore, when compared with the original approval, the proposals are not considered to cause harm to neighbouring amenity in terms of increased noise and disturbance.

Daylight/sunlight

2.4.5. The proposals would result in an increase in the height of the approved roof plant enclosure by

approximately 1 metre. However, this additional height is not considered to cause any increased harm to neighbouring amenity in terms of loss of light or outlook when compared with the original approval, particularly given the location and set back of the plant enclosure from neighbouring properties.

Overlooking

2.4.6 The proposed amendments do not include any new windows or roof terrace areas that would cause increased overlooking to neighbouring properties. Officers note the request from neighbouring residents to the north for condition 8 to be amended to ensure all rear windows to the north of the site are obscure glazed to prevent overlooking, as per the intent of the original approval. The revised plans indicate that the aforementioned windows will be obscure glazed, condition 8 will be amended to reflect this.

2.4.7 Given the above, the proposed amendments are considered to have an acceptable impact on neighbouring amenity.

2.5 Sustainability

2.5.1 The current proposals seek to replace the Combined Heat and Power (CHP) unit which was approved as part of the original application with Air Source Heat Pumps (ASHP) to provide the main source of heating and hot water for the building, which is considered to be a gain in terms of the sustainability of the development. This results in a significant improvement to the proposed carbon emissions when compared with the original application which was considered using SAP2012 but had a higher overall carbon figure and lower reductions. The presented up to date SAP10 carbon factors submitted as part of the current application show the proposals significantly exceed both the 20% onsite renewable energy and 35% on site carbon, which is welcomed.

2.5.2 Following further refinement of the proposed development and the existing constraints of the site, the applicant is no longer proposing to install greywater recycling as the site. However, given the significant improvements to the overall energy strategy and carbon reductions achieved as a result of replacing the CHP with ASHPs, the proposed removal of the greywater harvesting condition is considered acceptable in this instance.

2.5.3 In terms of BREEAM, the submitted pre assessment predicted an overall score of **73.5%** which would meet the requirement for BREEAM Excellent, this breaks down as follows:

Energy 16 out of 22 available credits = **72.7%** (meets the minimum 60% requirement)

Water 5 out of 9 available credits = **66.7%** (meets the minimum 60% requirement)

Materials 8 out of 14 available credits = **57%** (meets the minimum 40% requirement)

2.5.4 The proposals also seek to remove the proposed internal green wall from the scheme, however the green roofs approved as part of the original application are to be retained and would require details to be submitted and approved.

2.5.6 Given the above, the proposed amendments are considered to represent an improvement to the sustainability and energy efficiency of the scheme when compared with the original scheme and is thus considered acceptable.

3 Recommendation

3.1 Grant variation of condition application subject to s106 legal agreement

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 18th October 2021, nominated members will advise

whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Application ref: 2020/5647/P
Contact:
Tel: 020 7974
Date: 14 October 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Knight Frank LLP
55 Baker Street
London
W1U 8AN

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
7 ABC Bayham Street
London
NW1 0EY

Proposal:

DECISION
Variation of conditions 2 (approved plans), 5 (waste storage), 9 (SUDs), 14 (green roofs and living walls), 24 (bird and bat boxes) and removal of conditions 11 (CHP), 12 (CHP stack) and 16 (greywater recycling) of planning permission 2018/3647/P dated 28/08/2020 (Demolition of existing office buildings (B1) and erection of 5 storey (plus two storey basement) building comprising mixed office (B1) and hotel (C1) use).

Drawing Nos:

Superseded

D_PA_P-0401 PL-03, D-PL-P-0204 P-03, D_PL_E-0203, P-03, D_PL_E-0202 P-04, D-PL-P-0201 PL-03, D_PA_P-0108 PL-03, D_PA_P-0107 PL-03, D_PA_P-0106 PL-03, D_PA_P-0105 PL-03, D_PA_P-0104 PL-03, D_PA_P-0103 PL-05, D_PA_P-0102 PL-04, D_PA_P-0101 PL-03, D-PL-P-5300 P-01, D-PL-P-5200 P-01, D-PL-P-5100 P-01, D-PL-P-0402 P-03, D-PL-P-0302 PL-02, D-PL-P-0301P-01, PL-E-0401, D-PL-P-5111 Rev P-01, D-PL-P-5112 Rev P-01, D-PL-P-5120 Rev P-01, D-PL-P-5201 Rev P-01, D-PL-P-5202 Rev P-01, D-PL-P-5203 Rev P-01, D-PL-P-5204 Rev P-01, D-PL-P-5205 Rev P-01, D-PL-P-5220 Rev P-01, D-PL-P-5301 Rev P-01, D-PL-P-5302 Rev P-01, D-PL-P-5303 Rev P-01, D-PL-P-5304 Rev P-01, D-PL-P-5305 Rev P-01, D-PL-P-5320 Rev P-01.

Proposed

(1783) A-000-001, A-000-002, A-100-097 P0, A-100-098 P2, A-100-099 P2, A-100-000 P3, A-100-001 P3, A-100-002 P2, A-100-003 P1, A-100-004 P3, A-100-005 P2, A-110-001 P6, A-110-002 P2, A-110-003 P3, A-110-004 P3, A-120-001 P3, A-120-002 P3, A-120-003 P3, A-120-004 P1, A-120-010, A-120-011, A-120-012 P1

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 permission reference 2018/3647/P dated 28/08/2020.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: (1783) A-000-001, A-000-002, A-100-097 P0, A-100-098 P2, A-100-099 P2, A-100-000 P3, A-100-001 P3, A-100-002 P2, A-100-003 P1, A-100-004 P3, A-100-005 P2, A-110-001 P6, A-110-002 P2, A-110-003 P3, A-110-004 P3, A-120-001 P3, A-120-002 P3, A-120-003 P3, A-120-004 P1, A-120-010, A-120-011, A-120-012 P1

Background Papers and Supporting Documents: Dexter Moren Associates Section 73 Proposed Scheme Amendments Rev October 2021, Campbell Reith BIA audit Rev D1 dated November 2018, Campbell Reith BIA audit Rev F1 dated February 2019, GL Hearn Sequential Assessment dated 15/01/2019, Transport Assessment Rev 11 dated November 2018, GL Hearn Financial Viability Assessment dated 17/08/2018, White Bridge financial feasibility study dated August 2018, GL Hearn cover letter dated 31/07/2018, Ecology Report dated 23/07/2018, Heritage Collective heritage statement and addendum dated July 2018, Sandy Brown noise report dated 26/07/2018, Waste Strategy Report dated 24/07/2018, Statement of Community Involvement dated July 2018, GL Hearn Planning Statement dated July 2018, Ensphere Draft Construction Management Plan dated July 2018, Land Stability Assessment dated February 2018, Hydrogeological and Hydrological Assessment dated July 2018, Archaeology Desk Based Assessment dated May 2018, Air Quality Assessment dated 24/07/2018, BPS FVA audit 02/11/2018, Report VA3259.210513.NIA2, Energy Statement 17-E090-032, Sustainability Statement 17-E090-031, Point 2 Surveyors Daylight, Sunlight and Overshadowing Report dated January 2021.

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

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

a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.

b) Typical details of new railings and balustrade at a scale of 1:10 with finials at 1:1, including method of fixing.

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

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

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

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

- 4 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 building.

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

- 5 Prior to commencement of any development other than works of demolition, site clearance, preparation piling and underpinning, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

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

- 6 No flat roofs within the development hereby approved shall be used as amenity terrace areas.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 7 The approved hotel bar shall not be open to the general public outside the following times: 7:00am to 11:00pm Monday to Sunday and Bank Holidays.
- Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2 of the Camden Local Plan 2017.
- 8 The proposed first, second and third floor windows on the north and south elevations of the development, and east and west facing atrium windows hereby approved shall be obscure glazed and permanently retained as such.
- Reason: To ensure that the amenity of occupiers of neighbouring residential properties in the area is not adversely affected by overlooking in accordance with Policy A1 of the Camden Local Plan 2017.
- 9 Prior to commencement of any development other than works of demolition, site clearance, preparation piling and underpinning, details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.
- Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan 2017.
- 10 The proposed air quality monitors shall be implemented in accordance with the details approved under permission ref 2020/4595/P dated 09/12/2020.
- Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, D1 and CC4 of the London Borough of Camden Local Plan 2017.
- Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, D1 and CC4 of the London Borough of Camden Local Plan 2017.
- 11 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.
- Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements policies A1 and CC4 of the Camden Local Plan 2017.

- 12 Prior to commencement of any development other than works of demolition, site clearance & preparation, a detailed plan of the biodiverse substrate roofs in the areas indicated on the approved roof plans shall be submitted to and approved by the local planning authority. The details shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the biodiverse roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The biodiverse roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 13 Prior to first occupation of the building, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall also be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

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

- 14 Prior to commencement of any development other than works of demolition, site clearance & preparation, a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing.

Site investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

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 policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 15 In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the

local planning authority before any part of the development hereby permitted is occupied.

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 policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 16 Prior to occupation of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with Policy A1 of the Camden Local Plan 2017.

- 17 Prior to the commencement of the approved cafe use, full details of the ventilation system for the extraction and dispersal of cooking odours including details of the flue, method of odour control and maintenance regime shall be submitted to and approved by the Local Planning Authority in writing.

The extraction system should terminate unimpeded in a vertical direction at least 1m above the eaves level of the building. The use shall be carried out in full accordance with the approved details.

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

- 18 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 19 Prior to first occupation of the development, 22 long stay cycle spaces shall be provided in their entirety and permanently retained thereafter.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policies T1 and T3 of the Camden Local Plan 2017.

- 20 No impact piling to commence until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, 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 water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy A5 of the Camden Local Plan 2017.

- 21 Prior to commencement of any development other than works of demolition, site clearance, preparation, piling and underpinning a plan showing details of biodiversity enhancements on the building (including details of bird and bat boxes) appropriate to the development's location, scale and design shall be submitted to and approved in writing by the local planning authority. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan and in accordance with policy A3 of the Camden Local Plan 2017.

- 22 The development shall be constructed in complete accordance with the details demonstrating that a total of 6 bedrooms will be provided to full wheelchair accessible standards.

Reason: To ensure that the internal layout of the building makes sufficient provision for the needs of people with disabilities in accordance with the requirements of policy 4.5 of the London Plan 2016 and Policy C6 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 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 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 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 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.
- 7 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.

- 8 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk).
- 9 With regard to the wording 'Prior to commencement of any development other than works of demolition, site clearance & preparation' within the above conditions, for the purposes of this decision notice, this excludes works of basement excavation and laying of the basement slab.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate