

Application ref: 2020/4631/P  
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Date: 23 April 2021

**Development Management**  
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Turley  
8th Floor  
Lacon House  
84 Theobald's Road  
London  
WC1X 8NL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Central Somers Town Covering Land At Polygon Road Open Space  
Edith Neville Primary School 174 Ossulston Street And Purchase Street Open Space  
London  
NW1 1EE**

Proposal:

Minor Material Amendment (Section 73) to facilitate change of wording to Condition 137 granted under planning permission reference 2015/2704/P dated 14/10/2016, amended by application 2019/5882/P dated 01/07/2020 for: Demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising: Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to including demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising: Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above; Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m); Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings; Plot 4: Replacement school (Use Class D1) ; Plot 5: 20no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m); Plot 6: 14no. residential units; and Plot 7: 54no.

residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m). Provision of 11,765 sqm of public open space along with associated highways works and landscaping. Namely, to include amendments to architectural design, building footprint, internal layouts, quantum of residential units, structural column positions and the energy strategy, in relation to Plot 7, Central Somers Town.

Drawing Nos: Drawing Nos: Superseded Plans:

N/A

Proposed Plans:

Covering letter (Turley) dated 8th October 2020, Air Quality Review Rev 04 (Hoare Lea 20/11/2020

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

Condition(s) and Reason(s):

1 This entry is left intentionally blank.

2 Approved drawings

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

I. Plot 1

Existing

057/4002, 057/4010, 057/4050, 057/4051, 057/4052, 057/4053.

Proposed

057/4102, 057/4110, 057/4111, 057/4112, 057/4113, 057/4114, 057/4115, 057/4150, 057/4151, 057/4152, 057/4153, 057/4160, 057/4161, 057/4162, 057/4163, 057/4164, 057/4165, 057/4220, 057/4221, 057/4222, 057/4223, 057/4300, Z(-- )232/P2, V(21)006

II. Plot 2

Existing

(00) P100, (00) P101.

Proposed

(01) P100, (01) P102, (01) P103, (01) P104, (01) P105, (01) P106, (01) P107, (01) P108, (01) P109, (01) P110, (01) P111, (01) P201, (01) P202, (01) P203, (01) P204, (01) P210, (01) P211, (01) P301, (01) P302, (01) P303.

III. Plot 3

Existing

176 A001, 176b A010.

Proposed

176b A100, 176b A101, 176b A102 R1, 176b A103 R1, 176b A104, 176b A200, 176b A201, 176b A202, 176b A203, 176b A204, 176b A205, 176b A206, 176b A207, 176b A208, 176b A210, 176b A211.

#### IV. Plot 4

##### Existing

176 A001, 176 A010, 176 A011.

##### Proposed

176 A101, 176 A102, 176 A103, 176 A104, 176 A201, 176 A202, 176 A203, 176 A204, 176 A221, 176 A222, 176 A223, 176 A224, 176 A225, 176 A226.

#### V. Plots 5 & 6

##### Existing

A228\_A\_(00)\_P100, A228\_A\_(00)\_P102, A228\_A\_(00)\_P103.

##### Proposed

A228\_A\_Z5\_(01)\_P104, A228\_A\_Z5\_(01)\_P105, A228\_A\_Z5\_(01)\_P106, A228\_A\_Z5\_(01)\_P107, A228\_A\_Z5\_(01)\_P201, A228\_A\_Z5\_(01)\_P202, A228\_A\_Z5\_(01)\_P203, A228\_A\_Z5\_(01)\_P204, A228\_A\_Z5\_(01)\_P210, A228\_A\_Z5\_(01)\_P211, A228\_A\_Z5\_(01)\_P301, A228\_A\_Z5\_(01)\_P302, A228\_A\_Z5\_(01)\_P303, A228\_A\_Z6\_(01)\_P102, A228\_A\_Z6\_(01)\_P103, A228\_A\_Z6\_(01)\_P104, A228\_A\_Z6\_(01)\_P105, A228\_A\_Z6\_(01)\_P106, A228\_A\_Z6\_(01)\_P201, A228\_A\_Z6\_(01)\_P202, A228\_A\_Z6\_(01)\_P203, A228\_A\_Z6\_(01)\_P204, A228\_A\_Z6\_(01)\_P210, A228\_A\_Z6\_(01)\_P211, A228\_A\_Z6\_(01)\_P301, A228\_A\_Z6\_(01)\_P302, A228\_A\_Z6\_(01)\_P303.

#### VI. Plot 7

##### Existing

372-SITE-100\_P04, 372-SITE-101\_P04

##### Proposed

01-100-P1 Site Plan, 02-099-P2 Basement Plan, 02-100-P2 Ground Floor Plan, 02-10M-P1 Mezzanine Plan, 02-101-P1 Level 01 Plan, 02-102-P1 Level 02 Plan, 02-103-P1 Level 03, 05, 07, 09, 11, 13 Plan, 02-104-P1 Level 04, 06, 08, 10, 12, 14 Plan, 02-115-P1 Level 15 Plan, 02-116-P1 Level 16 Plan, 02-117-P1 Level 17 Plan, 02-118-P1 Level 18 Plan, 02-119-P1 Level 19 Plan, 02-120-P1 Level 20 Plan, 02-121-P1 Level 21 Plan, 02-122-P1 Level 22 Plan, 02-123-P1 Level 23 Roof Plan, 03-100-P2 North Elevation, 03-101-P2 East Elevation, 03-102-P2 South Elevation, 03-103-P2 West Elevation, 04-101-P1 Section A-A, 04-102-P1 Section B-B, 04-103-P1 Section C-C, 04-104-P1 Section D-D.

##### Documents

Design and Access Statement – Plot 7 – Brill Place Central Somers Town (prepared by Stiff + Trevillion architects) November 2019, Planning Statement (prepared by Turley) November 2019, Heritage, Townscape and Visual Impact Assessment Addendum (prepared by Turley) November 2019, Energy and Sustainability Statement (prepared by Hoare Lea) November 2019, Daylight and Sunlight Assessment (prepared by Point 2 Surveyors) November 2019, Wind Microclimate Study (prepared by WSP) November 2019, Air Quality Review Rev 04 (Hoare Lea) 20/11/2020.

#### VII. All plots

##### Existing

246-100-P-01, , 246-100-P-02, 246-100-P-03, 246-100-P-04, 246-100-P-05, 246-100-P-10, 246-100-P-25, 246-100-P-30, 246-100-P-40, 246-100-P-41, 246-100-P-42, 1108-800, TCP\_CNSOMERSTWN\_1.

#### Proposed

246-110-P-01, 246-110-P-2, 246-110-P-03, 246-110-P-04, 246-110-P-05, 246-110-P-056, 246-110-P-07, 246-110-P-10, 246-110-P-15, 246-110-P-16, 246-110-P-17, 246-110-P-18, 246-110-P-25, 246-110-P-30, 1108-802, 1108-803, TLG-100-P-26\_rA, 246-110-P-50, 246-110-P-51, TCP\_CNSOMERSTWN\_2.

### 3 Design and Access Statements

- Design and Access Statement – Masterplan and Landscape (prepared by DSDHA) December 2015
- Design and Access Statement Rev A – Plot 1 - Community Hub and Housing (prepared by Adam Khan Architects) December 2015
- Plot 1 Community Facilities - Landscape Design & Access Statement Rev C (prepared by LUC) December 2015
- Design and Access Statement – Plot 2 - Charrington Street Housing (prepared by Duggan Morris Architects) December 2015
- Design and Access Statement – Plot 3 - Charrington Street Terraced Housing (prepared by Hayhurst and Co)
- Design and Access Statement – Plot 4 - Edith Neville School and Children's Centre (prepared by Hayhurst and Co) December 2015
- Design and Access Statement – Plots 5 and 6 - Purchase Street Housing and Community Centre (prepared by Duggan Morris Architects) December 2015
- Design and Access Statement – Plot 7 - Brill Place Tower (prepared by DrMM Architects) December 2015

#### Other documents

- Planning Statement (prepared by Turley) December 2015
- Affordable Housing Statement (prepared by Turley) December 2015
- Contamination Land Assessment (prepared by Buro Happold Engineering) 18 September 2015
- Transport Assessment Revision P01 (prepared by Civic Engineers) December 2015
- Framework Delivery and Servicing Plan (prepared by Civic Engineers) December 2015
- Framework Travel Plan (prepared by Civic Engineers) December 2015
- Draft Construction Management Plan (produced by BAM Construction) December 2015
- Heritage, Townscape and Visual Impact Assessment (produced by Turley) December 2015
- Heritage, Townscape and Visual Impact Assessment: Addendum (produced by Turley) March 2016
- Flood Risk Assessment (produced by AKT) January 2016
- Arboricultural Report (prepared by Arboricultural Solutions) December 2015
- Ecological Site Assessment – Extended Phase 1 Habitat Survey (produced by Penny Anderson Associates Ltd.) December 2015
- Air Quality Assessment (produced by Ramboll Environ) December 2015
- Statement of Community Involvement (produced by Camden Council)

December 2015

- Masterplan Energy and Sustainability Statement (produced by Atelier Ten) December 2015

- Energy and Sustainability Statement – Community Hub (Plot 1) (prepared by Max Fordham) December 2015

- Plot 1 Community Facilities – Sustainability and Energy Statement REV C (prepared by Max Fordham ) December 2015

- Energy and Sustainability Statement – Plots 2, 5 and 6 Rev D Issue (prepared by Max Fordham) December 2015

- Energy and Sustainability Statement – Plot 3 Charrington Street Terraced Housing (prepared by Max Fordham)

- Energy and Sustainability Statement – Plot 4 Edith Neville School and Children’s Centre (prepared by Max Fordham) December 2015

- Energy and Sustainability Statement – Plot 7 Brill Place Housing (Skelly and Couch) December 2015

- Polygon Residential, Plot 2 – SUDS Drainage Statement version 1 (prepared by Price & Myers) 20.11.15

- Polygon Residential, Plot 5 – SUDS Drainage Statement version 1 (prepared by Price & Myers) 20.11.15

- Polygon Residential, Plot 6 – SUDS Drainage Statement version 1 (prepared by Price & Myers) 20.11.15

- Daylight and Sunlight Assessment (prepared by Point 2 Surveyors) December 2015

- Noise Assessment (prepared by Ramboll Environ) December 2015

- Plot 1 Community Facilities - Noise Impact Assessment Revision E (prepared by Max Fordham) December 2015

- Plot 2 – Charrington Street Housing, Central Somers Town - Noise Impact Assessment Rev B (prepared by Max Fordham) December 2015

- Plot 5 – Purchase Street Housing North and Community Hall and Plot 6 – Purchase Street Housing South, Central Somers Town - Noise Impact Assessment Rev B (prepared by Max Fordham) December 2015

- Wind Microclimate Study (prepared by BMT Fluid Mechanics) December 2015

- Basement Impact Assessment (prepared by Buro Happold

4 This entry is left intentionally blank.

5 Detailed drawings/samples – Plot 1

The development shall be built out in accordance with the details approved under reference 2018/1954/P dated 30/01/2019.

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

6 Detailed drawings/samples – Plot 2

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

a) Plan, elevation and section drawings, including jambs, head and cill, of all

external windows and doors at a scale of 1:10.

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

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

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

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

#### 7 Detailed drawings/samples – Plot 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.

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

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

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

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

#### 8 Detailed drawings/samples – Plot 4

The development shall be built out in accordance with the details approved under reference 2018/1954/P dated 30/01/2019.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of

the Camden Local Plan 2017.

9 Detailed drawings/samples – Plots 5 & 6

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

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

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

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

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

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

10 Detailed drawings/samples – Plot 7

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

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

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

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

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

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

11 External fixtures

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, without the prior approval in writing of the Council.

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

12 \*\*Quantum of housing – Plot 1

The development constructed and used pursuant to this permission shall provide  
when completed:

Plot 1: no less than 10 social rent residential units within a maximum of 1,220sqm gross external area.

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policies H1, H4 and H5 of the Camden Local Plan 2017.

13 \*\*Quantum of housing – Plot 2

The development constructed and used pursuant to this permission shall provide  
when completed:

No more than 35 residential units within a maximum of 3,648sqm gross external area of market housing floorspace.

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policies H1, H4 and H5 of the Camden Local Plan 2017.

14 \*\*Quantum of housing – Plot 3

The development constructed and used pursuant to this permission shall provide  
when completed:

No more than 3 residential units within a gross external area minimum of 515.sqm gross external market housing floorspace.

Reason: To secure sufficient provision of affordable and other tenures of housing in



a balanced and sustainable manner across the development in accordance with the requirements of policies H1, H4 and H5 of the Camden Local Plan 2017.

15 \*Quantum of housing – Plots 5 & 6

The development constructed and used pursuant to this permission shall provide when completed:

(a) Plot 5: no less than 20 social rent residential units within a maximum of 2,136sqm

gross external area;

(b) Plot 6: no less than 14 social rent residential units within a maximum of 1,555sqm

gross external area.

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policies H1, H4 and H5 of the Camden Local Plan 2017.

16 \*\*Quantum of housing – Plot 7

The development constructed and used pursuant to this permission shall provide when completed:

No more than 68 residential units within a maximum of 7,778sqm gross external area of market housing floorspace.

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policies H1, H4 and H5 of the Camden Local Plan 2017.

17 Refuse and recycling

Prior to first occupation of the residential units in each plot, the refuse and recycling storage areas shall be completed and made available for occupants of that plot.

The development of each block shall not be implemented other than in accordance with such measures as approved. All such measures shall be in place prior to the first occupation of any residential units in the relevant plot and shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policies A1 and CC5 of the Camden Local Plan 2017.

18 Play space

Prior to first occupation of the market housing units the children's playspace in the Polygon Road part of the open space shall be completed and made available for use by the public.

This playspace is to be implemented in accordance with detailed designs which have been prepared in consultation with local residents and community groups, and approved in writing by the local planning authority. All approved measures shall be retained and maintained thereafter.

Reason: In order to ensure adequate play space and amenities are available for the future occupants of the dwellings on site in accordance with the requirements of policy C1 of the Camden Local Plan 2017.

19 Details of gates

Prior to installation, details of the proposed gates to the Community Garden, including a sample shall be submitted to and approved in writing by the Local Planning Authority. The gates shall only be erected in accordance with the approved details.

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

20 Roof terraces

No flat roofs within the development shall be used as terraces without the prior express approval in writing of the Local Planning Authority.

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.

21 Landscape

The landscaping shall be carried out in line with the details approved under planning reference 2018/2856/P dated 25 August 2020 and shall remain in accordance thereafter.

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

22 Wind mitigation measures – Plot 7

The development shall be carried out in accordance with the application reference 2020/2871/P.

Reason: To safeguard the amenities of users of the park and public realm, in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

23 Hours of use: community hall – Plot 5

No noise generating activities shall take place within the community hall outside of 0800 to 2300 Monday to Saturday and 0900 to 2200 on Sundays

and Bank Holidays.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with policy

A1 of the Camden local Plan.

24 Hours of use: school – Plot 3

No noise generating activities shall take place within the school outside of 07:00 to 22.30 hours Monday to Saturday and 09:00 to 21:00 on Sundays and Bank Holidays.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with policy

A1 of the Camden local Plan.

25 Hours of use: MUGA – Plot 1

The MUGA shall not be used outside of 09:00 to 21:00 on any day.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with policy

A1 of the Camden local Plan.

26 Obscure glazing – Plot 5

All glazing below 1.8m from floor level shall be obscurely glazed and fixed shut for the windows on the upper floors of the northern block of Plot 5 which face east (serving units B03, B06 and B011). This glazing shall be retained permanently thereafter.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by overlooking in accordance with policy A1 of the

Camden local Plan.

27 Obscure glazing – Plot 6

All glazing below 1.8m from floor level shall be obscurely glazed and fixed shut for the windows on the upper floors of the southern block of Plot 6 which face north-east, directly towards the rear of the Coopers Lane Estate (serving units C03, C07 and C11). This glazing shall be retained permanently thereafter.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by overlooking in accordance with policy A1 of the

Camden Local Plan.

28 Louvres - Plot 3

The louvres on the rear elevation of Plot 3 (as shown on drawing 176b A204) shall be installed prior to occupation and maintained in perpetuity.

Reason: To ensure that the school can operate safely and securely.

## 29 SUDS

Plot 1 - The SUDS shall be built in line with the details approved under planning reference 2018/2856/P dated 25 August 2020 and shall remain in accordance thereafter.

Other plots -

Prior to commencement of the relevant part of the development details of a sustainable urban drainage system shall be submitted to and approved by the local planning authority in writing. Such details shall include details of the following features:

- Permeable surfacing to all hard standing areas, with a minimum 250mm sub-base, totalling 390m<sup>3</sup> attenuation discharging to the public sewer at a reduced rate.
- Details of any weirs required within the sub-base to ensure that the full storage volume is utilised and to avoid lower areas becoming overwhelmed.
- Details of how rainfall falling on impermeable pathways or roads is shed and attenuated in adjacent grassed or planted areas to include swales or bio-retention / rain gardens and details of how these are connected to the sub-base of the paving areas to provide an even greater storage volume.
- A network of perforated pipes collecting the filtered runoff and conveying it to the public sewer.
- Details of permeable surfacing to all play areas.
- Full details of wetland areas

SUDS will be implemented prior to the opening of the relevant parts of the development.

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

## 30 Flood Risk Assessment – Plot 1

The development shall be built out in accordance with the details approved under reference 2017/6156/P dated 21/05/2019

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 policy CC1 of the Camden Local Plan 2017.

## 31 Flood Risk Assessment – Plot 2

Prior to commencement of development a Flood Risk Assessment shall be submitted to the local planning authority and approved in writing.

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 policy CC1 of the Camden Local Plan 2017.

32 Flood Risk Assessment – Plot 3

Prior to commencement of development a Flood Risk Assessment shall be submitted to the local planning authority and approved in writing.

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 policy CC1 of the Camden Local Plan 2017.

33 Flood Risk Assessment – Plot 4

The development shall be built out in accordance with the details approved under reference 2017/6156/P dated 21/05/2019.

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 policy CC1 of the Camden Local Plan 2017.

34 Flood Risk Assessment – Plot 5

Prior to commencement of development a Flood Risk Assessment shall be submitted to the local planning authority and approved in writing.

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 policy CC1 of the Camden Local Plan 2017.

35 Flood Risk Assessment – Plot 6

Prior to commencement of development a Flood Risk Assessment shall be submitted to the local planning authority and approved in writing.

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 policy CC1 of the Camden Local Plan 2017.

36 Flood Risk Assessment – Plot 7

The development shall be built in line with the details approved under planning reference 2019/6373/P dated 26 May 2020 and shall remain in accordance thereafter.

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 policy CC1 of the Camden Local Plan 2017.

37 Rainwater recycling – Plot 1

The development shall be built out in accordance with the details approved under reference 2017/6156/P dated 21/05/2019.

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 policy CC1 of the Camden Local Plan 2017.

38 Rainwater recycling – Plot 4

The development shall be built in accordance with the details approved under

planning reference 2018/2856/P dated 25 August 2020 and shall remain in accordance thereafter.

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 policy CC1 of the Camden Local Plan 2017.

39 Rainwater recycling – Plots 5 & 6

Prior to implementation of the relevant part of the development full details of rainwater recycling proposals for Plots 5 and 6 shall be submitted to the local planning authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.

Re 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 policy CC1 of the Camden Local Plan 2017.

40 Water efficiency

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

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

41 Non-road mobile machinery

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

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

42 Living roof details and installation – Plot 1

Full details in respect of the green and brown roofs in the area indicated on the approved roof plans shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green/brown roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local

planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

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

43 Living roof details and installation – Plot 4

Full details in respect of the green and brown roofs in the area indicated on the approved roof plans shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green/brown roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

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

44 Tree protection – Plot 1

Prior to the commencement of any works for Plot 1, details demonstrating how trees to be retained both on and off site shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, a tree protection plan and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details."

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1 and A2 of the Camden Local Plan 2017.

45 Tree protection – Plot 2

Prior to the commencement of any works for Plot 2, details demonstrating how trees to be retained both on and off site shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, a tree protection plan and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the

approved protection details.”

Re Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and trees in accordance with policies CC1 and A2 of the Camden Local Plan 2017.

ason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1 and A2 of the Camden Local Plan 2017.

46 Tree protection – Plot 3

Prior to the commencement of any works for Plot 3, details demonstrating how trees to be retained both on and off site shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, a tree protection plan and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.”

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and trees in accordance with policies CC1 and A2 of the Camden Local Plan 2017.

47 Tree protection – Plot 4

The development shall be built out in accordance with the details approved under reference 2017/5434/P dated 17/11/2017.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and trees in accordance with policies CC1 and A2 of the Camden Local Plan 2017.

48 Tree protection – Plots 5 & 6

Prior to the commencement of any works for Plots 5 & 6, details demonstrating how trees to be retained both on and off site shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, a tree protection plan and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.”

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and trees in accordance with policies CC1 and A2 of the Camden Local Plan 2017.

49 Tree protection – Plot 7

Tree protection shall be undertaken in accordance with the details approved



under 2019/6365/P dated 28/04/2020.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and trees in accordance with policies CC1 and A2 of the Camden Local Plan 2017.

50 Precautionary bat survey – Plots 1 and 2

The development shall be built in accordance with the details approved under planning reference 2018/2856/P dated 25 August 2020 and shall remain in accordance thereafter.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

51 Land contamination – Plot 1

At least 28 days before the development of Plot 1 hereby permitted commences a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11).

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the Camden Local Plan 2017.

52 Land contamination – Plot 2

At least 28 days before the development of Plot 2 hereby permitted commences a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11).

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the Camden Local Plan 2017.

53 Land contamination – Plot 3

At least 28 days before the development of Plot 3 hereby permitted

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

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the Camden Local Plan 2017.

54 Land contamination – Plot 4

The development shall be built out in accordance with the details approved under reference 2017/5228/P dated 01/04/2019.

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.

55 Land contamination – Plots 5 & 6

At least 28 days before the development of Plots 5 & 6 hereby permitted commences a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11).

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the Camden Local Plan 2017.

56 Land contamination – Plot 7

The development shall be in accordance with the details approved under 2019/6362/P dated 01/05/2020.

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.

57 Site investigation and submission of a remediation scheme for land

contamination – Plot 1

The development shall be built out in accordance with the details approved under reference 2017/5228/P dated 01/04/2019.

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.

- 58 Site investigation and submission of a remediation scheme for land contamination – Plot 2

Before the development of Plot 2 commences, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development of this plot commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented 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 policy A1 of the Camden Local Plan 2017.

- 59 Site investigation and submission of a remediation scheme for land contamination – Plot 3

Before the development of Plot 3 commences, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development of this plot commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented 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 policy A1 of the Camden Local Plan 2017.

- 60 Site investigation and submission of a remediation scheme for land contamination – Plot 4

The development shall be built out in accordance with the details approved under reference 2017/5228/P dated 01/04/2019.

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.

- 61 Site investigation and submission of a remediation scheme for land

contamination – Plots 5 & 6

Before the development of Plots 5 & 6 commences, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development of these plots commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented 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 policy A1 of the Camden Local Plan 2017.

- 62 Site investigation and submission of a remediation scheme for land contamination – Plot 7

The development shall be in accordance with the details approved under 2019/6367/P dated 01/05/2020.

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.

- 63 Reporting and management of significant additional contamination – Plot 1

Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development of this plot hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

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.

- 64 Reporting and management of significant additional contamination – Plot 2

Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development of this plot hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

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.

- 65 Reporting and management of significant additional contamination – Plot 3

Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development of this plot hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

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.

66 Reporting and management of significant additional contamination – Plot 4

Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development of this plot hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

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.

67 Reporting and management of significant additional contamination – Plots 5 & 6

Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development of these plots hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

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.

68 Reporting and management of significant additional contamination – Plot 7

Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development of this plot hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

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.

69 Sound insulation – residential/commercial – Plot 1

Prior to commencement of the development of this plot, 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 in adjoining dwellings, namely eg. living room and kitchen above bedroom of separate dwelling. 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.

70 Sound insulation – residential/commercial – Plot 2

Prior to commencement of the development of this plot, 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 in adjoining dwellings, namely eg. living room and kitchen above bedroom of separate dwelling. 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.

71 Sound insulation – residential/commercial – Plot 5

Prior to commencement of the development of this plot, 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 in adjoining dwellings, namely eg. living room and kitchen above bedroom of separate dwelling. 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.

72 Sound insulation – residential/commercial – Plot 7

The development shall be in accordance with the details approved under 2019/6359/P dated 14/04/2020. 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.

73 Noise levels

The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external

amenity areas.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise.

74 Plant and equipment

Prior to first use of the relevant part of the development, details of plant machinery shall be submitted to and approved in writing by the Local Planning Authority . The measures shall ensure that the external noise level emitted from plant/machinery/equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA 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. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. 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/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment.

75 This entry is left intentionally blank.

76 Cycle parking – Plot 1

Prior to first occupation of Plot 1, the following bicycle parking shall be provided:

- secure and covered parking for 20 resident's bicycles

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy, policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework

77 Cycle parking – Plot 2

Prior to first occupation of Plot 2, the following bicycle parking shall be provided:

- secure and covered parking for 55 resident's bicycles

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policy T21 of the Camden local Plan 2017, the London Plan and CPG7 (Transport).

78 Cycle parking – Plot 4

Prior to first occupation of Plot 4, the following bicycle parking shall be

provided:

- a. secure and covered scooter storage for pupils
- b. 14 cycle parking spaces for pupils
- c. 8 secure and covered spaces for staff

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policy T21 of the Camden local Plan 2017, the London Plan and CPG7 (Transport).

79 Cycle parking – Plot 5

Prior to first occupation of Plot 5, the following bicycle parking shall be provided:

- secure and covered parking for 31 resident's bicycles

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policy T21 of the Camden local Plan 2017, the London Plan and CPG7 (Transport).

80 Cycle parking – Plot 6

Prior to first occupation of Plot 6, the following bicycle parking shall be provided:

- secure and covered parking for 24 resident's bicycles

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policy T21 of the Camden local Plan 2017, the London Plan and CPG7 (Transport).

81 Cycle parking – Plot 7

Prior to first occupation of Plot 7, the following bicycle parking shall be provided:

- secure and covered parking for 119 resident's bicycles

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policy T21 of the Camden local Plan 2017, the London Plan and CPG7 (Transport).

82 Cycle parking – Public Open Space

Prior to first occupation of 80% of the residential units, 40 public bicycle parking shall be provided on the Public Open Spaces/public realm. All such facilities shall thereafter be retained.



Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policy T21 of the Camden local Plan 2017, the London Plan and CPG7 (Transport).

83    \*\* Car free

The proposal 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 policy T2 of the Camden Local Plan 2017.

84    \*\* CMP – Plot 1

The development shall be built out in accordance with the details approved under reference 2017/5906/P dated 02/07/2018.

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 A1 and T1 of the Camden Local Plan 2017.

85    \*\* CMP – Plot 2

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

The 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 A1 and T1 of the Camden Local Plan 2017.

86    \*\* CMP – Plot 3

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

The 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 A1 and T1 of the Camden Local Plan 2017.

87 \*\* CMP – Plot 4

The development shall be built out in accordance with the details approved under reference 2017/5906/P dated 02/07/2018.

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 A1 and T1 of the Camden Local Plan 2017.

88 \*\* CMP – Plot 5 & 6

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

The 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 A1 and T1 of the Camden Local Plan 2017.

89 This entry is left intentionally blank.

90 \*\* School travel plan – Plot 4

Prior to occupation, a School Travel Plan (TP), shall be submitted to and approved in writing by the Local Planning Authority and confirmation that the necessary measures to secure the monitoring and review of the School Travel Plans shall be submitted to and approved in writing by the Local Planning Authority.

The travel plan shall set out measures for an initial substantial review within 6 months, a mechanism for monitoring and reviewing, measures to ensure subsequent reviews on the third and fifth anniversary of the Occupation Date, provision for the appointment of Travel Plan Co-ordinator prior to the Occupation Date, identifying means of ensuring the provision of information to the Council and provision of a mechanism for review.

The school shall not be operated other than in accordance with the Travel Plan as approved.

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 A1 and T1 of the Camden Local Plan 2017.

91 \*\* School travel plan monitoring contribution – Plot 4

On or prior to Implementation, confirmation that the necessary measures are in place to review the School Travel Plan over a six year period from the date of first Occupation 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 A1 and T1 of the Camden Local Plan 2017.

92 \*\* Target rents

The rent in all social housing units shall be set at Camden target rent levels.

Reason: To secure sufficient provision of affordable housing in the

development in accordance with the requirements of policy H4 of the Camden Local Plan 2017.

93    \*\* Affordable housing

Affordable housing shall be provided in accordance with the conditions and approved documents as set out in this decision. All affordable housing units shall be constructed and fitted out as units which are suitable for occupation as affordable housing and shall only be occupied and shall be retained in perpetuity for no purpose other than for the provision of social rented housing in accordance with the targets set by the Regulator; not disposing of any interest in the Affordable Housing Units (except by way of mortgage) other than to any other Registered Social Landlord registered with the Regulator or any other body organisation or company registered with the Charity Commissioners for England and Wales and approved by the Homes and Communities Agency or the Regulator or the Council. The total cost of rent and service and management charges for the affordable housing shall meet targets for Social Rented Housing set by the Regulator.

Reason: To secure sufficient provision of affordable housing in the development in accordance with the requirements of policy H4 of the Camden Local Plan 2017.

94    This entry is left intentionally blank.

95    \*\* Provision of community hall

The new community hall in Plot 5 shall be built and fully fitted out for use prior to first occupation of more than 50% of the residential units in this plot .

Reason: To ensure the provision of the school building in accordance with the requirements of policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

96    This entry is left intentionally blank.

97    \*\* Community Access Plan - Community Hall (Plot 5)

A Community Access Plan for the Community Hall shall be submitted to and approved in writing by the Council prior to first operation of the Community Hall.

Reason: To ensure the provision of the school building in accordance with the requirements of policies C2 and C3 of the Camden Local Plan 2017.

98    \*\* Community Access Plan - MUGA (Plot1)

A Community Access Plan for the MUGA shall be submitted and shall be submitted to and approved in writing by the Council prior to first operation of the MUGA.

Reason: To ensure the provision of the school building in accordance with the requirements of policies C2 and C3 of the Camden Local Plan 2017.

99    \*\* Open space improvements

The improvement works to Polygon open space shall be completed prior to occupation of 50% of Plots 2 and 3.

The improvement works to Purchase Street open space shall be completed prior to occupation of 50% of Plots 5 and 6.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policies A2 and T1 of the Camden Local Plan 2017.

10 \*\* Local employment - Plot 1  
0

The development shall be built out in accordance with the details approved under reference 2017/4953/P dated 11/01/2019.

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

10 \*\* Local employment - Plot 2  
1

Prior to commencement the applicant and/or developer shall:

" work to CITB benchmarks for local employment when recruiting for construction-related jobs as per clause 8.28 of CPG8.

" advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely.

" provide a specified number (to be agreed) of construction or non-construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre, or a specified number (to be agreed) of work experience placements following the completion of the building. Work experience placements can be organised through the council's work experience coordinator, Tom Humphreys, who can be contacted via [Thomas.Humphreys@camden.gov.uk](mailto:Thomas.Humphreys@camden.gov.uk).

" If the build costs of the scheme exceed £3 million the applicant and/or developer shall recruit 1 construction or non-construction apprentice per £3million of build costs, and pay the council a support fee of £1,700 per apprentice as per clause 8.17 of CPG8. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre.

" If the value of the scheme exceeds £1 million, the applicant and/or developer must also sign up to the Camden Local Procurement Code, as per section 8.19 of CPG8.

" The applicant and/or developer should deliver at least 1 supplier capacity building workshop/Meet the Buyer event to support Camden SMEs to tender for construction contracts in relation to the development.

" The applicant and/or developer shall provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.

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

10 \*\* Local employment - Plot 4

2

The development shall be built out in accordance with the details approved under reference 2017/4953/P dated 11/01/2019.

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

10 This entry is left intentionally blank.

3

10 \*\* Local employment - Plots 5 & 6

4

Prior to commencement the applicant and/or developer shall:

" work to CITB benchmarks for local employment when recruiting for construction-related jobs as per clause 8.28 of CPG8.

" advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely.

" provide a specified number (to be agreed) of construction or non-construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre, or a specified number (to be agreed) of work experience placements following the completion of the building. Work experience placements can be organised through the council's work experience coordinator, Tom Humphreys, who can be contacted via [Thomas.Humphreys@camden.gov.uk](mailto:Thomas.Humphreys@camden.gov.uk).

" If the build costs of the scheme exceed £3 million the applicant and/or developer shall recruit 1 construction or non-construction apprentice per £3million of build costs, and pay the council a support fee of £1,700 per apprentice as per clause 8.17 of CPG8. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre.

" If the value of the scheme exceeds £1 million, the applicant and/or developer must also sign up to the Camden Local Procurement Code, as per section 8.19 of CPG8.

" The applicant and/or developer shall provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.

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

10 This entry is left intentionally blank.

5

10 \*\* BREEAM - Plot 1

6

The development shall be built in accordance with the details approved under planning reference 2018/2856/P dated 25 August 2020 and shall remain in accordance thereafter.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

10 \*\* BREEAM - Plot 4

7

On or prior to the Implementation Date a sustainability plan shall be submitted to and approved in writing by the local planning authority. Such plan shall:

- (a) be based on a Building Research Establishment Environmental Assessment Method assessment with a target of achieving an Excellent or Outstanding rating and attaining at least 60% of the credits in each of Energy and Water and 40% of the credits in Materials categories;
- (b) demonstrate how the residential element of the development achieves at least Level 4 of the Code for Sustainable Homes attaining at least 50% of the credits in each of the Energy Water and Materials categories and
- (c) include a pre-Implementation review by an appropriately qualified and recognised independent verification body certifying that the measures incorporated in the Sustainability Plan are achievable.

Prior to first occupation of the non-residential elements of the development a post-completion certificate which demonstrates that the employment element has achieved BREEAM Excellent 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 and CC2 of the Camden Local Plan 2017.

10 \*\* Public Open Space construction plan

8

The development shall be carried out in accordance with the details approved under application reference 2020/3339/P.

Reason: To ensure continued public access to sufficient Public Open Space.

10 \*\* Tree planting contribution

9

The development shall be built in accordance with the details approved under planning reference 2020/2870/P.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policy A2 of the Camden Local Plan 2017.

11 Need for a legal agreement

0

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 on tbc (Camden reference 2015/2704/P) and those obligations shall apply to all conditions above marked with \*\* which supersede those of permission 2014/7651/P.

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

11 \*\* Pedestrian and Environmental Improvements contribution

1

The development shall be built in accordance with the details approved under planning reference 2020/4169/P.

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

11 \*\* Residential travel plan - Plot 1

2

The development shall be built out in accordance with the details approved under reference 2018/1954/P 30/01/2019.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies T1 and T2 of the Camden Local Plan 2017.

11 \*\* Residential travel plan - Plot 2

3

Prior to occupation, a Residential Travel Plan (TP), shall be submitted to and approved in writing by the Local Planning Authority and confirmation that the necessary measures to secure the monitoring and review of the Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

The travel plan shall set out measures for an initial substantial review within 6 months, a mechanism for monitoring and reviewing, measures to ensure subsequent reviews on the third and fifth anniversary of the Occupation Date, provision for the appointment of Travel Plan Co-ordinator prior to the Occupation Date, identifying means of ensuring the provision of information to the Council and provision of a mechanism for review.

The Plot shall not be operated other than in accordance with the Travel Plan as approved.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies T1 and T2 of the Camden Local Plan 2017.



11 \*\* Residential travel plan - Plots 5 & 6

4

Prior to occupation, a Residential Travel Plan (TP), shall be submitted to and approved in writing by the Local Planning Authority and confirmation that the necessary measures to secure the monitoring and review of the Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

The travel plan shall set out measures for an initial substantial review within 6 months, a mechanism for monitoring and reviewing, measures to ensure subsequent reviews on the third and fifth anniversary of the Occupation Date, provision for the appointment of Travel Plan Co-ordinator prior to the Occupation Date, identifying means of ensuring the provision of information to the Council and provision of a mechanism for review.

The Plot shall not be operated other than in accordance with the Travel Plan as approved.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies T1 and T2 of the Camden Local Plan 2017.

11 This entry is left intentionally blank.

5

11 \*\* Highways works - Plot 1

6

On or prior to the Implementation Date, confirmation that the necessary measures to secure and highways improvements around the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies T1 and T2 of the Camden Local Plan 2017.

11 \*\* Highways works - Plot 2

7

On or prior to the Implementation Date, confirmation that the necessary measures to secure and highways improvements around the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies T1 and T2 of the Camden Local Plan 2017.

11 \*\* Highways works - Plot 3

8

On or prior to the Implementation Date, confirmation that the necessary measures to secure and highways improvements around the development

shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies T1 and T2 of the Camden Local Plan 2017.

11 \*\* Highways works - Plot 4  
9

On or prior to the Implementation Date, confirmation that the necessary measures to secure and highways improvements around the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies T1 and T2 of the Camden Local Plan 2017.

12 \*\* Highways works - Plots 5 & 6  
0

On or prior to the Implementation Date, confirmation that the necessary measures to secure and highways improvements around the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies T1 and T2 of the Camden Local Plan 2017.

12 This entry is left intentionally blank.  
1

12 \*\* Level plans - Plot 1  
2

The development shall be built out in accordance with the details approved under reference 2017/5235/P dated 28/05/2019.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy T1 and T2 of the Camden Local Plan 2017.

12 \*\* Level plans - Plot 2  
3

On or prior to the Implementation Date the Owner shall submit level plans for the approval in writing by the Local Planning Authority.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy T1 and T2 of the Camden Local Plan 2017.

12 \*\* Level plans - Plot 3  
4

On or prior to the Implementation Date the Owner shall submit level plans for the approval in writing by the Local Planning Authority.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy T1 and T2 of the Camden Local Plan 2017.

12 \*\* Level plans - Plot 4  
5

The development shall be built out in accordance with the details approved under reference 2017/5235/P dated 11/01/2019.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policies T1 and T2 of the Camden Local Plan 2017.

12 \*\* Level plans - Plots 5 & 6  
6

On or prior to the Implementation Date the Owner shall submit level plans for the approval in writing by the Local Planning Authority.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policies T1 and T2 of the Camden Local Plan 2017.

12 This entry is left intentionally blank.  
7

12 \*\* Pedestrian, cyclist and environmental works  
8

The development shall be built in accordance with the details approved under planning reference 2020/4169/P.

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

12 \*\* Legible London signage  
9

The development shall be built in accordance with the details approved under planning reference 2020/3339/P.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

13 \*\* Stopping-up order - Plots 1 and 2  
0

Prior to implementation of these plots, a stopping-up order for the lane to the north will be submitted to and approved by the highway authority.

Reason: To ensure this lane is legally closed before being developed.

13 This entry is left intentionally blank.  
1

13 This entry is left intentionally blank.  
2

13 Biodiversity Enhancements - Plot 1

3

The biodiversity enhancements shall be implemented in accordance with the details approved under planning reference 2018/2856/P dated 25 August 2020 and shall remain in accordance thereafter.

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 policy A3 of the Camden Local Plan 2017.

13 Biodiversity Enhancements - Plot 2

4

Prior to implementation of the development a plan showing details of biodiversity enhancements on the buildings and within the open space (including bird and bat boxes) appropriate to the development's location, scale and design (including wetland areas) shall be submitted to and approved in writing by the local planning authority. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

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

13 Biodiversity Enhancements - Plot 4

5

Prior to implementation of the development a plan showing details of biodiversity enhancements on the buildings and within the open space (including bird and bat boxes) appropriate to the development's location, scale and design (including wetland areas) shall be submitted to and approved in writing by the local planning authority. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

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

13 Biodiversity Enhancements - Plot 5

6

Prior to implementation of the development a plan showing details of biodiversity enhancements on the buildings and within the open space (including bird and bat boxes) appropriate to the development's location, scale and design (including wetland areas) shall be submitted to and approved in writing by the local planning authority. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

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

13 Biodiversity Enhancements - Plot 6

7

Prior to implementation of the development a plan showing details of biodiversity enhancements on the buildings and within the open space (including bird and bat boxes) appropriate to the development's location, scale and design (including wetland areas) shall be submitted to and approved in writing by the local planning authority. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

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

13 External Air Quality Monitoring and Alert System - Plot 7

8

Prior to occupation of residential units on floors 14 and below, evidence that an appropriate NO<sub>2</sub> and PM<sub>2.5</sub> real time monitoring system, has been installed, a detailed mechanism to secure maintenance of this system is in place and a system to manage alerts to residents has been established. These should be submitted to the Local Planning Authority and approved in writing. Thereafter the number of alerts to residents should be reported quarterly to the Local Planning Authority and access to data provided on request.

Installation should not take place until:

- a. Full details of the specification of the air quality monitors, with a high level of accuracy with a maximum Root Mean Square Error of 10ug/m<sup>3</sup> for both NO<sub>2</sub> and PM<sub>2.5</sub>, have been submitted to and approved by the local planning authority in writing.
- b. The location and number of monitors, including evidence that at least 2 monitors will be installed on the building at the corner of Brill Place and Purchase Street at ground and 14th floor levels, and at least 1 monitor will be installed on the building at the NE corner (nearest St. Pancras International station) at 7th floor level, and with all monitors to have a 270o free flow of air but avoiding any wind tunnels, have been submitted to and approved by the local planning authority in writing.
- c. Details of the alert system to residents, if a level of 40µg/m<sup>3</sup> of NO<sub>2</sub> or a 25 µg/m<sup>3</sup> of PM<sub>2.5</sub> is breached (as a one-hour average), if there is a 'medium', 'high' or 'very-high' pollution event warning from the LAQN, or black start event at the Francis Crick Institute (including routine generator testing), have been submitted to and approved by the local planning authority in writing.
- d. A detailed mechanism to secure calibration and maintenance of this system in accordance with manufacturer recommendations has been submitted to and approved by the local planning authority in writing.

Reason: To protect the amenity of residents in accordance with London

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

13 Renewable energy - Plot 7

9

Prior to superstructure works, a feasibility assessment with the aim of maximising the provision of renewable energy should be submitted to the local planning authority and approved in writing. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities and contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1 and CC2 of the London Borough of Camden Local Plan Policies.

14 Air quality - Plot 7

0

Prior to superstructure works, a statement setting out the air quality implications of connecting to the Somers Town Energy District Heating Network shall be submitted to and approved by the Council. The statement shall demonstrate that the air quality implications are not materially different to those already approved for the District Heating Network. The proposals shall comply with this report thereafter.

Reason: In order to protect air quality and the amenities of the area generally in accordance with policies A1 and C1 of the Camden Local Plan 2017.

14 Fire strategy - Plot 7

1

No above ground new development shall commence until a Fire Statement has been submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building for compliance with Fire Safety regulations at the time construction commences. The development shall be carried out in accordance with the approved details.

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

Informative(s):

- 1 Conditions marked with \*\*

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.

## 2 Indicative highways works

The proposed highway works must be treated as indicative at this stage as planning permission does not guarantee that the proposed highway and public realm improvements would be implemented in their current form. Such proposals are always subject to further investigation, consultation, detailed design, and approval by the Highway Authority (in this case the Council).

## 3 Thames Water - surface water drainage and sewage

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

Thames Water would advise that with regard to sewerage infrastructure

capacity, we would not have any objection to the above planning application.

4 Thames Water - 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 must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

5 Thames Water - Groundwater Risk Management Permit

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 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).

6 Asbestos

For Plots 1 & 4, there may be a risk of asbestos and you are advised to undertake an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers.

7 Timing of vegetation clearance (breeding birds)

You are advised that all removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation should be undertaken in line with The Wildlife and Countryside Act 1981 (as amended).

8 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.

9 Reasons for granting permission:

The proposal is to change condition 137 which prohibited comfort cooling on floors 14 and below. Floors 15 and above were granted with comfort cooling, given the air quality issues with the neighbouring Frances Crick Institute in the case of a black start. The current application seeks to allow comfort cooling on all floors of the building, but with floors 14 and below for this to be in accordance with proposed management arrangements. The argument for allowing comfort cooling on the lower floors is that there are still high levels of pollution here too at certain times. The windows would still be openable (allowing natural ventilation), but comfort cooling could be employed by the occupants. Further air quality monitoring information has been submitted to support this application. It is acknowledged that residents on the lower floors may also be concerned about air quality, and this would allay residents concerns.

Sustainability and Air Quality Officers have been consulted on this application and have no objections to amending the condition, provided that there is management, including the proposed air quality alert system for when air quality is poor.

Given the above, officers consider that the proposed changing to condition 137 is acceptable in air quality terms.

Neighbouring occupiers were consulted on the application. No objections have been received prior to making this decision. The site's planning history was taken into account in coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) of the planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are in general accordance with policies CC1 and CC2 of the Camden Local Plan 2017. The proposed development also accords with the Publication London Plan (2020).

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope  
Chief Planning Officer