

Application ref: 2020/2486/P
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Date: 5 November 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE
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CBRE Ltd
Henrietta House
Henrietta Place
London
W1G 0NB

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Land surrounding Snowman House and Casterbridge
Belsize Road
London
Camden
NW6 4DP

DECISION

Proposal:

Construction of a new health and community centre (Use Class D1), relocation of existing residential car park, along with landscaping, associated access, demolition of link bridge between Phases 2 and 3, and cycle parking

Drawing Nos: Existing drawings: 440300-AHR-ZZ-00-DR-A-0001, 440300-AHR-ZZ-00-DR-A-0002, 440300-AHR-ZZ-00-DR-A-0003, 440300-AHR-ZZ-XX-DR-A-0004, 440300-AHR-ZZ-XX-DR-A-0005, 440300-AHR-ZZ-XX-DR-A-0006, 440300-AHR-ZZ-XX-DR-A-0007, 440300-AHR-ZZ-XX-DR-A-0008, S1-XX-DR-L-9002 L01,

Proposed drawings: 440300-AHR-ZZ-XX-DR-A-1021, 440300-AHR-ZZ-XX-DR-A-0019, 440300-AHR-ZZ-XX-DR-A-0018, 440300-AHR-ZZ-XX-DR-A-0017, 440300-AHR-ZZ-XX-DR-A-0016, 440300-AHR-ZZ-XX-DR-A-0015, 440300-AHR-ZZ-XX-DR-A-0014, 440300-AHR-ZZ-00DR-A-1002, 440300-AHR-ZZ-00-DR-A-1003, 440300-AHR-ZZ-01-DR-A-1004, 440300-AHR-ZZ-RF-DR-A-1005, S1-XX-DR-L-9003 L01, S1-XX-DR-L-9100 L02, 440300-FAB-S1-XX-DR-L-9001,

Supporting documents: Design and Access Statement (AHR) May 2020, Landscape Design and Access Statement (Fabrik) May 2020, Rapid Health Impact Assessment (CBRE) May 2020, Acoustic Report 9769.RP01.AAR.4 - Rev. 4 (RBA) 27 May 2020, Air Quality Assessment 01 - 27965-RP-SU-001 (HM) 26 May 2020, Preliminary Ecological Appraisal Report - DFCP 4399 (D F Clark Bionomique Ltd) 22nd May 2020, Construction Management Plan v3 (draft) (Wates) 22.5.2020, Transport Statement (Stantec) April 2020, Energy Assessment rev 2 (Norman Bromley) May 2020, Lighting Strategy Rev 2 (Norman Bromley) 22-05-2020, Flood Risk Assessment (FRA) and Sustainable Drainage Systems (SuDS) Strategy (Stantec) May 2020, Sustainability Statement (Norman Bromley) May 2020, Arboricultural Impact Assessment (Sharon Hosegood Associates) 19 May 2020, Employment and Training Strategy v1 (Wates) May 2020, Daylight and Sunlight Report (Delva Patman Redler) May 2020, Wind Impact Assessment (Pollard Thomas Edwards) May 2020, Statement of Community Involvement (Camden) Planning Statement (CBRE) May 2020, Preliminary Risk Assessment (WSP) May 2020, Road Safety Audit Stage 1 15820 (TMS) 3rd September 2020, Technical Note 001 (Stantec) September 2020.

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

Condition(s) and Reason(s):

- 1 Three years from the date of this permission

This development must be begun not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 Approved drawings

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

Existing drawings: 440300-AHR-ZZ-00-DR-A-0001, 440300-AHR-ZZ-00-DR-A-0002, 440300-AHR-ZZ-00-DR-A-0003, 440300-AHR-ZZ-XX-DR-A-0004, 440300-AHR-ZZ-XX-DR-A-0005, 440300-AHR-ZZ-XX-DR-A-0006, 440300-AHR-ZZ-XX-DR-A-0007, 440300-AHR-ZZ-XX-DR-A-0008, S1-XX-DR-L-9002 L01,

Proposed drawings: 440300-AHR-ZZ-XX-DR-A-1021, 440300-AHR-ZZ-XX-DR-A-0019, 440300-AHR-ZZ-XX-DR-A-0018, 440300-AHR-ZZ-XX-DR-A-0017, 440300-AHR-ZZ-XX-DR-A-0016, 440300-AHR-ZZ-XX-DR-A-0015, 440300-AHR-ZZ-XX-DR-A-0014, 440300-AHR-ZZ-00-DR-A-1002, 440300-AHR-ZZ-00-DR-A-1003, 440300-AHR-ZZ-01-DR-A-1004, 440300-AHR-ZZ-RF-DR-A-1005, S1-XX-DR-L-9003 L01, S1-XX-DR-L-9100 L02, 440300-FAB-S1-XX-DR-L-9001,

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

3 Detailed drawings/samples

Detailed drawings, and/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 500mm window jambs, head and cill, of all external new window and door openings.
- b) Samples and manufacturer's details of all new facing materials including glazing, bricks, window frames and handrails.

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

4 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 Camden Local Plan policies D1 and D2.

5 Noise

The design of the development shall be of such a standard that it will protect residents in adjoining buildings from noise from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

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

6 Construction related impacts - Monitoring

Air quality monitoring should be implemented on site. No development shall take place until:

- a. prior to installing monitors, full details of the air quality monitors have been agreed by the local planning authority and/or Camden Council environmental health officer in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;
- b. prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date.

The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan Policies.

7 Hours of use - Community Centre

The Community Centre shall not operate except between 09:30-21:00 Monday to Thursday and on Sundays and Bank Holidays, and between 09:30-22:30 on Fridays and Saturdays.

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

8 Refuse and recycling

Prior to first occupation of the Medical Centre and the Community Centre, the refuse and recycling storage areas as shown on the drawings hereby approved shall be provided and shall be permanently maintained and retained as such thereafter.

Reason: To safeguard the amenities of adjoining neighbours in accordance with the requirements of Camden Local Plan policy CC5.

9 Non-road mobile machinery

No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

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 Camden Local Plan policies A1 and CC4.

10 Cycle parking

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

- 12 long stay parking spaces would be provided as well as
- 20 short stay/visitor spaces

All such facilities shall thereafter be permanently maintained and retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Camden Local Plan policies T1 and T2, the London Plan and CPG Transport.

11 Landscape plans

Fully detailed landscape plans shall be submitted to and approved by the Council. The landscape plans shall include details of bird and bat boxes and log piles/loggeries. The landscape works shall be implemented prior to opening of the building.

Reason: To ensure the development contributes towards the protection and creation of habitats and valuable areas for biodiversity in accordance with policy A3 of the London Borough of Camden Local Plan 2017.

12 Living roof

The living 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.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1 and A3 of the London Borough of Camden Local Plan 2017.

13 Trees: retained and protected on site

Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

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

14 Tree protection

Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved Tree Protection Plan. The protection shall then remain in place for the duration of works on site and works should be undertaken in line with the approved arboricultural method statement, unless otherwise agreed in writing by the local authority.

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

15 Landscape: to be carried out in accordance with approved details

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details [by not later than the end of the planting season following completion of the development or any phase of the development] [, prior to the occupation for the permitted use of the development or any phase of the development], whichever is the sooner. No less than 40 trees will be planted, including no less than 12 semi-mature trees. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

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

16 Solar PV details

Prior to commencement of above ground works, drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated equipment to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017.

17 Rainwater and greywater harvesting

Prior to commencement of development other than site clearance & preparation, a feasibility assessment for rainwater and greywater recycling should be submitted to the local planning authority and approved in writing. If considered feasible, details should be submitted to the local authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.

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

18 SuDS: Further details

Prior to commencement of development, full details of the sustainable drainage system including 191 m³ of below-ground cellular attenuation and flow restriction device, shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate the whole-site 2 l/s run-off rate approved by the Local Planning Authority. If necessary a revised drainage statement, SuDS pro-forma and supporting evidence should be provided, including:

- The proposed SuDS or drainage measures including storage capacities
- The proposed surface water discharge rates or volumes

Details shall include a lifetime maintenance plan, and systems shall thereafter be retained and maintained in accordance with the approved details.

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

19 Cooling hierarchy study

Prior to commencement of development other than site clearance & preparation, a detailed overheating study and suitable proposals - with the aim of maximising the passive cooling options, and minimising carbon emissions and overheating risks - should be submitted to the local planning authority and approved in writing. Details of the proposed measures, alongside a relevant addendum to the Energy and Sustainability Statements, should be submitted to the local authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the development follows principles sustainability and health and safety in accordance with the requirements of policies CC1 (climate change mitigation) and CC2 (climate change adaptation) of the London Borough of Camden Local Plan 2017 as relating to carbon reduction, cooling hierarchy and overheating.

20 Health Centre

The Health Centre hereby approved shall only be used as a Health Centre and for no other purposes within the same class use.

Reason: To ensure the delivery of healthcare facilities in line with Local Plan policy C1.

21 ** Community Centre Management Plan

Prior to operation of the community centre, a Community Centre Management Plan shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with Camden Local Plan policies A1 and A4.

22 ** Energy and sustainability

On or prior to the Implementation Date (excluding demolition works) an energy and 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 rating.

(b) 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.

(c) provide future proofing details of opportunities to connect to a future decentralised energy network.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with Camden Local Plan policies CC1, CC2, CC3 and CC4.

23 ** Carbon offset fund contribution

On or prior to Implementation, confirmation that the necessary measures to secure a carbon offset fund contribution 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 Camden Local Plan policies CC1, CC2, CC3 and CC4.

24 ** Delivery and Servicing Management Plan

Prior to occupation of any part of the development, a Delivery and Servicing Management Plan shall be submitted to and approved by the local planning authority. The proposals will be maintained in accordance with this plan thereafter.

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 Camden Local Plan policies T1, T2 and T3.

25 ** CMP

Prior to the commencement of construction works (excluding demolition works), a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority. The scheme will be built in accordance with this plan thereafter.

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

The CMP shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) 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, businesses and local councillors, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from demolition and construction activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

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 Camden Local Plan policies T1, T2 and T3.

26 ** CMP implementation support contribution

On or prior to Implementation, confirmation that the necessary measures to secure the CMP Implementation Support Contribution 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 Camden Local Plan policies T1, T2 and T3.

27 ** Construction impact bond

On or prior to Implementation, confirmation that the necessary measures to secure the construction impact bond 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 Camden Local Plan policies T1, T2 and T3.

28 **Strategic Workplace Travel Plan

Prior to occupation, a Strategic Workplace Travel Plan, 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 Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

The health centre and the community centre 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 in accordance with Camden Local Plan policies T1, T2 and T3.

29 ** Parking design and management plan

Prior to occupation of any part of the development, a car parking design and management plan, including a mechanism for future re-purposing of space for car parking for alternative uses upon the expiry of lease agreements. shall be submitted to and approved by the local planning authority. The proposals will be maintained in accordance with this plan thereafter.

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 Camden Local Plan policies T1, T2 and T3.

30 ** Traffic Management Order

On or prior to Implementation, confirmation that the necessary measures to secure a contribution to implement the detailed design, consultation and a Traffic Management Order necessary for the installation of a disabled bay and an ambulance bay on Belsize Road, 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 Camden Local Plan policies T1, T2 and T3.

31 ** Contribution to amend bus stop

On or prior to Implementation, confirmation that the necessary measures to secure a contribution for amending the bus stop 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 Camden Local Plan policies T1, T2 and T3.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

4 Waste Comments

Following initial investigations, Thames Water has raised concerns over the ability of the existing combined water infrastructure to accommodate the needs of this development proposal. You are advised to discuss issues of water infrastructure with Thames Water Development Planning Department (telephone 0203 577 9998).

5 Water Comments

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

6 Supplementary Comments - Thames Water

We expect surface water to be attenuated to Greenfield run-off rates following London Policy 5.13 and achieve 5l/s/ha.

We require the drainage strategy to specify the point(s) of connection and peak discharge rates into the public sewer system for foul and surface water.

We require demonstration of how the surface water disposal hierarchy has been implemented for the site and why connection to the combined sewer is the preferred option.

7 Construction related impacts - Mitigation

Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.

8 Non-road mobile machinery

Non-road mobile machinery (NRMM) is any mobile machine or vehicle that is not solely intended for carrying passengers or goods on the road. The Emissions requirements are only applicable to NRMM that is powered by diesel, including diesel hybrids. For information on the NRMM Low Emission Zone requirements and to register NRMM, please visit "<http://nrmm.london/>".

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

Director of Economy, Regeneration and Investment

DECISION