



Application ref: 2020/5633/P
Contact: Ewan Campbell
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Date: 12 April 2022

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

Phone: 020 7974 4444

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

DP9
100 Pall Mall
London
sw1y 5nq

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**14-19 Tottenham Mews
London
W1T 4AA**

Proposal:

Erection of a six storey building (and basement) to provide office (use Class E) at part ground and basement levels and self-contained flats (use class C3) at ground and floors one to five; with associated landscaping, cycling parking and enabling works.

Drawing Nos: Existing Drawings:

Prefix 13565-A-: L00-01-002 Site Plan, LXX-01-001 Location Plan, L00-01-100, L01-01-101, LXX-01-200 A , LXX-01-201, LXX-01-300, LXX-01-301, LXX-01-302, LXX-01-303.

Proposed Drawings:

Prefix 13565-A-: B01-03-099 A, L00-03-100 A, L01-03-101 A, L102-03-102 A, L03-03-103 A, L04-03-104 A, L05-03-105 A, RF-03-106 A, LXX-04-200 A, LXX-04-201 A, LXX-04-202 A, LXX-05-300 A, LXX-05-301 A, LXX-05-302 A, LXX-05-303 A.

Supporting Documents:

Energy Statement by TFT Revision 02 dated 27 May 2021; Sustainability Statement by TFT dated 24/11/2020; Preliminary Ecological Appraisal by The Ecology Consultancy dated 11/11/2020; Plant Noise Assessment Report, ref 27931 dated 12 October 2020; Environmental Noise Survey and Acoustic Design Statement Report ref.

27931/ADS1.Rev1 dated 12 November 2020; Air Quality Assessment by Air Quality Consultants dated November 2020; Transport Statement by Caneparo Associates dated November 2020; Travel Plan by Caneparo Associates dated November 2020; Delivery, Servicing and Waste Management Plan by Caneparo Associates dated November 2020; Archaeological Desk Based Study by Andrew Francis, dated 16/11/2020; Daylight and Sunlight Report by Point2 dated 25/11/2020; Daylight/Sunlight letter from Point2 Consultancy dated 18th of May 2021; Internal Daylight Summary letter from Point2 Consultancy dated 19th of May 2021; Fire Strategy by Norman Disney & Young Revision 2.0 dated 5 November 2020; Ventilation and Extract Statement by Norman Disney & Young Revision 3.0 dated 14th May 2021; Affordable Housing Statement by DS2 LLP dated May 2021; Inclusive Design and Access Statement by Proudlock Associates dated 25-11-2020; Email at 14:05 on May 17 2021 from Hannah Willock setting out Affordable Workspace Terms; Geotechnical and Geoenvironmental Interpretative Report by CGL dated September 2020; CGL_09529 - Tottenham Mews: LBC Comment Tracker, Card Geotechnics Ltd Structural Engineering Report and Subterranean Construction Method Statement by Elliott Wood dated 13th November 2020; Surface Water Drainage Statement by Elliot Wood dated 13th November 2020.

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

Condition(s) and Reason(s):

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

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

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

Drawing Nos: Existing Drawings:

Prefix 13565-A-: L00-01-002 Site Plan, LXX-01-001 Location Plan, L00-01-100, L01-01-101, LXX-01-200 A, LXX-01-201, LXX-01-300, LXX-01-301, LXX-01-302, LXX-01-303.

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Prefix 13565-A-: B01-03-099 A, L00-03-100 A, L01-03-101 A, L102-03-102 A, L03-03-103 A, L04-03-104 A, L05-03-105 A, RF-03-106 A, LXX-04-200 A, LXX-04-201 A, LXX-04-202 A, LXX-05-300 A, LXX-05-301 A, LXX-05-302 A, LXX-05-303 A.

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Design Statement Report ref. 27931/ADS1.Rev1 dated 12 November 2020; Air Quality Assessment by Air Quality Consultants dated November 2020; Transport Statement by Caneparo Associates dated November 2020; Travel Plan by Caneparo Associates dated November 2020; Delivery, Servicing and Waste Management Plan by Caneparo Associates dated November 2020; Archaeological Desk Based Study by Andrew Francis, dated 16/11/2020; Daylight and Sunlight Report by Point2 dated 25/11/2020; Daylight/ Sunlight letter from Point2 Consultancy dated 18th of May 2021; Internal Daylight Summary letter from Point2 Consultancy dated 19th of May 2021; Fire Strategy by Norman Disney & Young Revision 2.0 dated 5 November 2020; Ventilation and Extract Statement by Norman Disney & Young Revision 3.0 dated 14th May 2021; Affordable Housing Statement by DS2 LLP dated May 2021; Inclusive Design and Access Statement by Proudlock Associates dated 25-11-2020; Email at 14:05 on May 17 2021 from Hannah Willock setting out Affordable Workspace Terms; Geotechnical and Geoenvironmental Interpretative Report by CGL dated September 2020; CGL_09529 - Tottenham Mews: LBC Comment Tracker, Card Geotechnics Ltd Structural Engineering Report and Subterranean Construction Method Statement by Elliott Wood dated 13th November 2020; Surface Water Drainage Statement by Elliot Wood dated 13th November 2020.

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

3 Window and terrace screens

Prior to the commencement of the relevant works, details of the privacy measures to be installed on the windows on the north elevations at levels 1 to 5 shall be submitted to and approved in writing by the local planning authority.

These measures shall include details of screening on the northern side of the roof terrace at 5th floor level.

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

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

4 Building design details

Prior to commencement of the relevant works, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of typical windows (including jambs, head and cill), railings to Juliet balconies, patterned ventilation grilles/panels and external doors;

b) Plan, elevation and section drawings, of the ground floor commercial entrance and window onto covered link at a scale of 1:10

- c) Typical plan, elevation and section drawings of balustrading and drainage to access decks;
- d) Manufacturer's specification details or samples (as appropriate) of all facing materials;
- e) Sample panel of each of the proposed brick finishes showing the colour, texture, face-bond and pointing and typical elevation including a glazed opening showing reveal and header detail;
- f) Details of recesses at street level;
- g) Details of all finishes and materials used in covered link to Bedford Passage;
- h) Details of string courses and lintels;
- i) Details of rooftop plant enclosure, including details of the door from the access deck to the plant room at fifth floor level.

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

Reason: In order to safeguard the appearance of the buildings and the character and appearance of the wider area and to create a safer and more secure environment around the site in accordance with the requirements of Policies D1, D2, D3 and C5 of the Camden Local Plan 2017.

5 Internal noise levels

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

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

6 Residential refuse storage

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

The facilities shall be permanently retained thereafter.

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

7 Noise levels from Commercial

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

Between 07:00 and 23:00 hours

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

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

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

8 Residential cycle parking

Prior to first occupation of the residential units, the 45 secure cycle parking spaces, shall be installed and made available for the residents, in accordance with the plans and Transport Statement hereby approved.

The approved facilities shall be retained and maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.

9 Commercial cycle parking

Prior to first occupation of the commercial unit, the 6 secure cycle parking spaces shall be installed and made available for the users of the unit, in accordance with the plans and Transport Statement hereby approved.

The approved facilities shall be retained and maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the Camden Local Plan 2017.

10 External fixtures

No lights, meter boxes, flues or pipes, and no telecommunications equipment, alarm boxes, man-safe rails, television aerials or satellite dishes shall be fixed

or installed on the external face of the buildings.

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

11 Water consumption

The development hereby approved shall achieve a maximum water use of 105litres/person/day (includes 5 litres for external use). The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2 (Adapting to climate change), CC3 of the London Borough of Camden Local Plan 2017.

12 Drainage strategy

Prior to commencement of development], full details of the sustainable drainage system including at least 29m³ of blue roof shall be submitted to and approved in writing by the local planning authority.

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

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

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

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

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

13 Living roof

Prior to commencement of the building superstructure, full details in respect of the green roof as shown on the approved roof plan, shall be submitted to and approved in writing by the local planning authority.

The details shall include the following:

- a. Detailed maintenance plan

- b. Details of its construction and the materials used
- c. A section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and
- d. Full planting details including species showing planting of at least 16 plugs per m2.
- e. Consideration of relationship between photovoltaic panels and habitat creation

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

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

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

14 Bird Boxes

Prior to completion of the superstructure of the building, plans and elevations showing details of bird box locations and types, indication of species to be accommodated, and a maintenance methodology for annual cleaning, repair/replacement of the installed boxes, prepared in accordance with the recommendations of para 4.21 of the Preliminary Ecological Appraisal as approved, shall be submitted to and approved in writing by the local planning authority.

The boxes shall be installed in accordance with the approved plans prior to the occupation of the relevant building and thereafter retained and maintained in accordance with the approved maintenance methodology.

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

15 Piling Method Statement

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

The piling method statement shall detail the depth and type of piling to be

undertaken, the equipment to be used, and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works.

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

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

16 Archaeology

Prior to the commencement of development a programme of archaeological investigation including the details of the suitably qualified investigating body to carry out such archaeological works as required shall be submitted to and approved in writing by the local planning authority. The development shall then only take place in accordance with such details as have been approved.

Reason: Important archaeological remains may exist on this site. Accordingly the Local planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

17 Construction machinery

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

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

18 Lighting strategy

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

This shall include details of the lighting to the covered link to Bedford Passage.

All such features shall be fitted prior to first occupation of the development and shall be retained permanently thereafter.

Reason: To maintain a high quality of amenity and a safe environment, in

accordance with Policies D1 and A3 of the Camden Local Plan 2017.

19 Photovoltaic panels

Prior to completion of the building superstructure, drawings and data sheets showing the location, extent and predicted energy generation of no less than 13,093kw/Annum of photovoltaic cells and associated equipment to be installed on the building shall have be submitted to and approved by the Local Planning Authority in writing.

The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided.

The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policies CC1 (Climate change mitigation) and CC2 (Adapting to climate change) of the London Borough of Camden Local Plan 2017.

20 Wheelchair homes

Two no. 2b4p flats at ground floor shall be designed and constructed in accordance with Building Regulations Part M4(3)(2)(b).

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

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

21 Basement engineer

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

Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development.

Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring

buildings and the character of the immediate area in accordance with the requirements of Policies D1 and A5 of the London Borough of Camden Local Plan 2017.

22 BIA compliance

The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment Report (BIA) prepared hereby approved including the Building Damage Assessment that the damage to neighbouring structures will not exceed Burland Category 1 (Very Slight).

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

23 Energy monitoring

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

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

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

c. Upon completion of the first year of occupation following the end of the defects liability period (DLP) and for the following four years, the legal Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each reportable unit of the development as per the methodology outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document. All data and supporting evidence should be uploaded to the GLA's monitoring portal. This condition will be satisfied after the legal Owner has reported on all relevant indicators included in Chapter 5 'In-use stage' of the GLA 'Be Seen' energy monitoring guidance document for at least five years.

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

24 Fire Statement

No work shall commence to the building envelope/facades until a Fire Statement has been submitted to and approved in writing by the Local Planning Authority.

The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building.

The development shall be implemented in accordance with the approved details.

Reason: In order to provide a safe and secure development in accordance with policy D12 of the London Plan 2021

25 Air Source Heat Pumps

Prior to completion of the superstructure, details, drawings and data sheets showing the location, performance and Be Green stage carbon saving of the air source heat pumps and associated equipment to be installed on the building, shall have been submitted to and approved by the Local Planning Authority in writing.

The measures shall include the installation of a metering details including estimated costs to occupants and commitment to monitor performance of the system post construction. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided.

The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local plan Policies

26 Commercial refuse storage

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

The facilities shall be permanently retained thereafter.

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

27 Mechanical Ventilation

Prior to the first use of the premises for the use hereby permitted, full details of a scheme for ventilation, including manufacturers specifications, noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations.

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

28 Noise Levels

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

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental

health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 8 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 9 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 10 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 11 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 12 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Environment Services (Recycling) on 0207 974 6914/5 or on the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 13 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact

Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk).

- 14 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

- 15 Thames Water requests that the development should incorporate protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. 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 will be undertaken 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. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section

- 16 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer