

Application ref: 2020/1025/P  
Contact: Laura Dorbeck  
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Date: 16 June 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Savills  
33 Margaret Street  
London  
W1G0JD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**Boncara**  
**35 Templewood Avenue**  
**London**  
**NW3 7UY**

Proposal:

Demolition of existing dwelling house and erection of new 3 storey single dwelling house with basement. Refurbishment of retained Listed swimming pool. Creation of a new vehicular access to proposed basement level via West Heath Road. Associated landscaping including reinstatement of earth mound around retained swimming pool building.

Drawing Nos: Existing drawings:

TAV- LGA- ZZ- 00- DR- A- 0100; TAV- LGA- ZA- 00- DR- A- 0101; TAV- LGA- ZA- 00- DR- A- 0110; TAV- LGA- ZA- 01- DR- A- 0111; TAV- LGA- ZA- 02- DR- A- 0112; TAV- LGA- ZA- 03- DR- A- 0113; TAV- LGA- ZA- B1- DR- A- 0120; TAV- LGA- ZA- ZZ- DR- A- 0160; TAV- LGA- ZA- ZZ- DR- A- 0161; TAV- LGA- ZA- ZZ- DR- A- 0162; TAV- LGA- ZA- ZZ- DR- A- 0163; TAV- LGA- ZA- ZZ- DR- A- 0170; TAV- LGA- ZZ- ZZ- DR- A- 0171; TAV- LGA- ZA- ZZ- DR- A- 0172; TAV- LGA- ZZ- ZZ- DR- A- 0173; TAV- LGA- ZA- ZZ- DR- A- 0174; TAV- LGA- ZZ- ZZ- DR- A- 0175; TAV- LGA- ZA- ZZ- DR- A- 0176; TAV- LGA- ZZ- ZZ- DR- A- 0177;

Demolition drawings

TAV- LGA- ZA- ZZ- DR- A- 0180; TAV- LGA- ZA- ZZ- DR- A- 0181; TAV- LGA- ZA- ZZ- DR- A- 0182; TAV- LGA- ZA- ZZ- DR- A- 0183; TAV- LGA- ZA- ZZ- DR- A- 0184;

#### Listed Building Works

TAV- LGA- ZA- ZZ- DR- A- 0190; TAV- LGA- ZA- ZZ- DR- A- 0191; TAV- LGA- ZA- ZZ- DR- A- 0192; TAV- LGA- ZA- ZZ- DR- A- 0193; TAV- LGA- ZA- ZZ- DR- A- 0194; TAV- LGA- ZA- ZZ- DR- A- 0195; TAV- LGA- ZA- ZZ- DR- A- 0196; TAV- LGA- ZA- ZZ- DR- A- 0197;

#### Proposed drawings:

TAV- LGA- ZA- 00- DR- A- 0200; TAV- LGA- ZA- 00- DR- A- 0201; TAV- LGA- ZA- 00- DR- A- 0202; TAV- LGA- ZA- 00- DR- A- 0210; TAV- LGA- ZA- 01- DR- A- 0211; TAV- LGA- ZA- 02- DR- A- 0212; TAV- LGA- ZA- 03- DR- A- 0213; TAV- LGA- ZA- B1- DR- A- 0220; TAV- LGA- ZA- B1- DR- A- 0221; TAV- LGA- ZA- B2- DR- A- 0222; TAV- LGA- ZA- 00- DR- A- 0203; TAV- LGA- ZA- XX- DR- A- 0600; TAV- LGA- ZA- XX- DR- A- 0601; TAV- LGA- ZA- XX- DR- A- 0602; TAV- LGA- ZA- ZZ- DR- A- 0603; TAV- LGA- ZA- ZZ- DR- A- 0604; TAV- LGA- ZA- ZZ- DR- A- 0700; TAV- LGA- ZA- ZZ- DR- A- 0701; TAV- LGA- ZA- ZZ- DR- A- 0702; TAV- LGA- ZA- ZZ- DR- A- 0703; TAV- LGA- ZA- ZZ- DR- A- 0704; TAV- LGA- ZA- ZZ- DR- A- 0705; TAV- LGA- ZA- ZZ- DR- A- 0706; TAV- LGA- ZA- ZZ- DR- A- 0707; TAV- LGA- ZA- ZZ- DR- A- 0750; TAV- LGA- ZA- ZZ- DR- A- 0752; TAV- LGA- ZA- ZZ- DR- A- 0754; TAV- LGA- ZA- ZZ- DR- A- 0756; TAV- LGA- ZA- ZZ- DR- A- 0758; TAV- LGA- ZA- ZZ- DR- A- 0758; TAV- LGA- ZA- ZZ- DR- A- 0800; TAV- LGA- ZA- ZZ- DR- A- 0801; TAV- LGA- ZA- ZZ- DR- A- 0802; Access visibility splays ref: 4038 004; Replacement planting plan dated October 2020.

Documents: Desk Study, Ground Investigation, Basement Impact Assessment & Ground Movement Assessment Report" (Geotechnical Report), 12 August 2020, job ref. no. P1019J1129, version 3.5, Jomas Associates Ltd; Structural Engineering Planning Report" (Structural Report), June 2020, Revision 1, job ref. no. 28585, Price & Myers; Planning Statement prepared by Savills (undated); Design and Access Statement prepared by Lyndon Goode Architects v.1.1 dated February 2020; Daylight & Sunlight Assessment prepared by eb7 dated 26 February 2020; Environmental Noise Survey /Acoustic Design Statement prepared by Emtec dated 12 January 2020; Transport Statement prepared by Caneparo Associates dated February 2020; Draft Construction Management Plan prepared by Caneparo Associates; Archaeological Desk Based Assessment prepared by RPS dated February 2020; Heritage Statement prepared by Bidwells dated February 2020; Outline schedule of works to existing swimming pool dated 26/02/2020; Arboriculture Report prepared by Landmark Trees dated 26 February 2020; Life Cycle Analysis prepared by Peter Deer Associates dated February 2020; Utilities Statement prepared by Peter Deer Associates dated February 2020; Energy and Sustainability Statement prepared by Peter Deer Associates dated February 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 drawings

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

### Demolition drawings

TAV- LGA- ZA- ZZ- DR- A- 0180; TAV- LGA- ZA- ZZ- DR- A- 0181; TAV- LGA- ZA- ZZ- DR- A- 0182; TAV- LGA- ZA- ZZ- DR- A- 0183; TAV- LGA- ZA- ZZ- DR- A- 0184;

### Listed Building Works

TAV- LGA- ZA- ZZ- DR- A- 0190; TAV- LGA- ZA- ZZ- DR- A- 0191; TAV- LGA- ZA- ZZ- DR- A- 0192; TAV- LGA- ZA- ZZ- DR- A- 0193; TAV- LGA- ZA- ZZ- DR- A- 0194; TAV- LGA- ZA- ZZ- DR- A- 0195; TAV- LGA- ZA- ZZ- DR- A- 0196; TAV- LGA- ZA- ZZ- DR- A- 0197;

### Proposed drawings:

TAV- LGA- ZA- 00- DR- A- 0200; TAV- LGA- ZA- 00- DR- A- 0201; TAV- LGA- ZA- 00- DR- A- 0202; TAV- LGA- ZA- 00- DR- A- 0210; TAV- LGA- ZA- 01- DR- A- 0211; TAV- LGA- ZA- 02- DR- A- 0212; TAV- LGA- ZA- 03- DR- A- 0213; TAV- LGA- ZA- B1- DR- A- 0220; TAV- LGA- ZA- B1- DR- A- 0221; TAV- LGA- ZA- B2- DR- A- 0222; TAV- LGA- ZA- 00- DR- A- 0203; TAV- LGA- ZA- XX- DR- A- 0600; TAV- LGA- ZA- XX- DR- A- 0601; TAV- LGA- ZA- XX- DR- A- 0602; TAV- LGA- ZA- ZZ- DR- A- 0603; TAV- LGA- ZA- ZZ- DR- A- 0604; TAV- LGA- ZA- ZZ- DR- A- 0700; TAV- LGA- ZA- ZZ- DR- A- 0701; TAV- LGA- ZA- ZZ- DR- A- 0702; TAV- LGA- ZA- ZZ- DR- A- 0703; TAV- LGA- ZA- ZZ- DR- A- 0704; TAV- LGA- ZA- ZZ- DR- A- 0705; TAV- LGA- ZA- ZZ- DR- A- 0706; TAV- LGA- ZA- ZZ- DR- A- 0707; TAV- LGA- ZA- ZZ- DR- A- 0750; TAV- LGA- ZA- ZZ- DR- A- 0752; TAV- LGA- ZA- ZZ- DR- A- 0754; TAV- LGA- ZA- ZZ- DR- A- 0756; TAV- LGA- ZA- ZZ- DR- A- 0758; TAV- LGA- ZA- ZZ- DR- A- 0758; TAV- LGA- ZA- ZZ- DR- A- 0800; TAV- LGA- ZA- ZZ- DR- A- 0801; TAV- LGA- ZA- ZZ- DR- A- 0802; Access visibility splays ref: 4038 004; Replacement planting plan dated October 2020.

Documents: Desk Study, Ground Investigation, Basement Impact Assessment & Ground Movement Assessment Report" (Geotechnical Report), 12 August 2020, job ref. no. P1019J1129, version 3.5, Jomas Associates Ltd; Structural Engineering Planning Report" (Structural Report), June 2020, Revision 1, job ref. no. 28585, Price & Myers; Planning Statement prepared by Savills (undated); Design and Access Statement prepared by Lyndon Goode Architects v.1.1 dated February 2020; Daylight & Sunlight Assessment prepared by eb7 dated 26 February 2020; Environmental Noise Survey /Acoustic Design Statement prepared by Emtec dated 12 January 2020; Transport Statement prepared by Caneparo Associates dated February 2020; Draft Construction Management Plan prepared by Caneparo Associates; Archaeological Desk Based Assessment prepared by RPS dated February 2020; Heritage Statement prepared by Bidwells dated February 2020; Outline schedule of works to existing swimming pool dated 26/02/2020; Arboriculture Report prepared by Landmark Trees dated 26 February 2020; Life Cycle Analysis prepared by Peter Deer Associates dated February 2020; Utilities Statement prepared by Peter Deer Associates dated February 2020; Energy

and Sustainability Statement prepared by Peter Deer Associates dated February 2020.

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

### 3 Detailed drawings / samples of materials

Before the relevant part of the work is begun, 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 all windows (including jambs, head and cill), ventilation grills, external doors and gates.

b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows, door frames, glazing, stonework and metal cladding.

c) Detailed drawings of the circular roof terrace at a scale of 1:20.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

### 4 Brickwork

Before the brickwork is commenced, sample panels of the facing brickwork and spandrel panels demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 London Borough of Camden Local Plan 2017.

### 5 Details of 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, D2 and A5 of the London Borough of Camden Local Plan 2017.

## 6 Basement development

The basement development shall be constructed in accordance with the method and recommendations set out in the following documents: "Desk Study, Ground Investigation, Basement Impact Assessment & Ground Movement Assessment Report" (Geotechnical Report), 12 August 2020, job ref. no. P1019J1129, version 3.5, Jomas Associates Ltd; "Structural Engineering Planning Report" (Structural Report), June 2020, Revision 1, job ref. no. 28585, Price & Myers; emails dated 24/06/2020 and 14/08/2020; and the recommendations set out in Campbell Reith's audit report revision F1 dated September 2020.

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, D2 and A5 of the London Borough of Camden Local Plan 2017.

## 7 Piling method statement

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

## 8 Swimming pool emptying

With regard to the emptying of swimming pools into a public sewer, to prevent the risk of flooding or surcharging: 1. The pool shall be emptied overnight and in dry periods. 2. The discharge rate shall be controlled such that it does not exceed a flow rate of 5 litres/ second into the public sewer network.

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

## 9 Accessible and adaptable dwellings

The dwelling hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the London Borough of Camden Local Plan 2017.

#### 10 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.

#### 11 Obscure glazing

The west facing window at first floor level shall be fitted with obscured glazing up to 1.7m from the finished floor level with restricted opening width and permanently retained as such.

Reason: To ensure that the amenity of occupiers of neighbouring residential properties in the area are not adversely affected by overlooking, in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

#### 12 Cycle parking

Cycle parking for 6 long stay spaces shall be provided in accordance with the approved drawings prior to first occupation, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 (Prioritising walking, cycling and public transport) of the London Borough of Camden Local Plan 2017.

#### 13 Electric vehicle charging

Two of the vehicle parking spaces hereby approved shall be provided with operational (Active) electric vehicle charging points prior to first occupation and shall thereafter be permanently retained

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy T2 (Parking and car-free development) of the London Borough of Camden Local Plan 2017.

14 Diversion of waste from landfill

The demolition hereby approved shall divert 85% of waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017.

15 Energy and renewable energy

The development hereby approved shall be constructed in accordance with the approved Energy and Sustainability Statement (prepared by Peter Deer and Associates dated Feb 2020) to achieve a 40% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy. Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with the requirements of policies C1, CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

16 Solar PVs

Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. 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 G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

17 Sustainable urban drainage

The sustainable drainage system as per the approved site drainage drawing (SK 601) prepared by Price & Myers dated 11/06/20 shall be designed in detail

and installed as part of the development to accommodate greenfield levels of runoff (maximum 5 litre/sec). The drainage system shall be maintained in strict accordance with all manufacturer's recommendations.

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 2017.

#### 18 Water efficiency

The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling shall not be occupied until the Building Regulation optional requirement has been complied with.

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

#### 19 Landscaping

Prior to commencement of development (other than demolition), full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels, and shall include the three replacement trees detailed on the Replacement Planting Plan dated October 2020 by Landmark Trees. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

#### 20 Landscaping compliance

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. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) 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, D1 and D2 of the London Borough of Camden Local Plan 2017.



## 21 Tree protection

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" and shall include detailed explanation of the pruning required to facilitate development, supported by annotated photos and details of soil amelioration measures including the application of compost tea to trees on site. 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.

## 22 Removal of vegetation

All removal of trees, hedgerows, shrubs or tall herbaceous vegetation shall be undertaken between September and March inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance of works to ensure that no nesting or nest building birds are present. If any nesting birds are present then the vegetation shall not be removed until the fledglings have left the nest.

Reason: In order to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

## 23 Biodiversity enhancements

Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

## 24 Bat Survey

A bat survey shall be submitted to and approved in writing by the local planning authority prior to demolition. The survey shall be carried out by a suitably qualified ecologist and accompanied by a report confirming the results and implications of the assessment, including any revised mitigation measures.

All mitigation measures as approved shall be implemented in full in accordance with the agreed time scales.

Reason: In order to protect wildlife habitats and biodiversity, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017.

## 25 Staff accommodation

The staff accommodation shall remain ancillary to the main dwellinghouse and shall not be used as separate self-contained accommodation.

Reason: To ensure that the development does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies G1, A1 and H6 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 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](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 3 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974

4444)

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

- 5 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 6 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.
- 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 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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 above the printed name.

Daniel Pope  
Chief Planning Officer