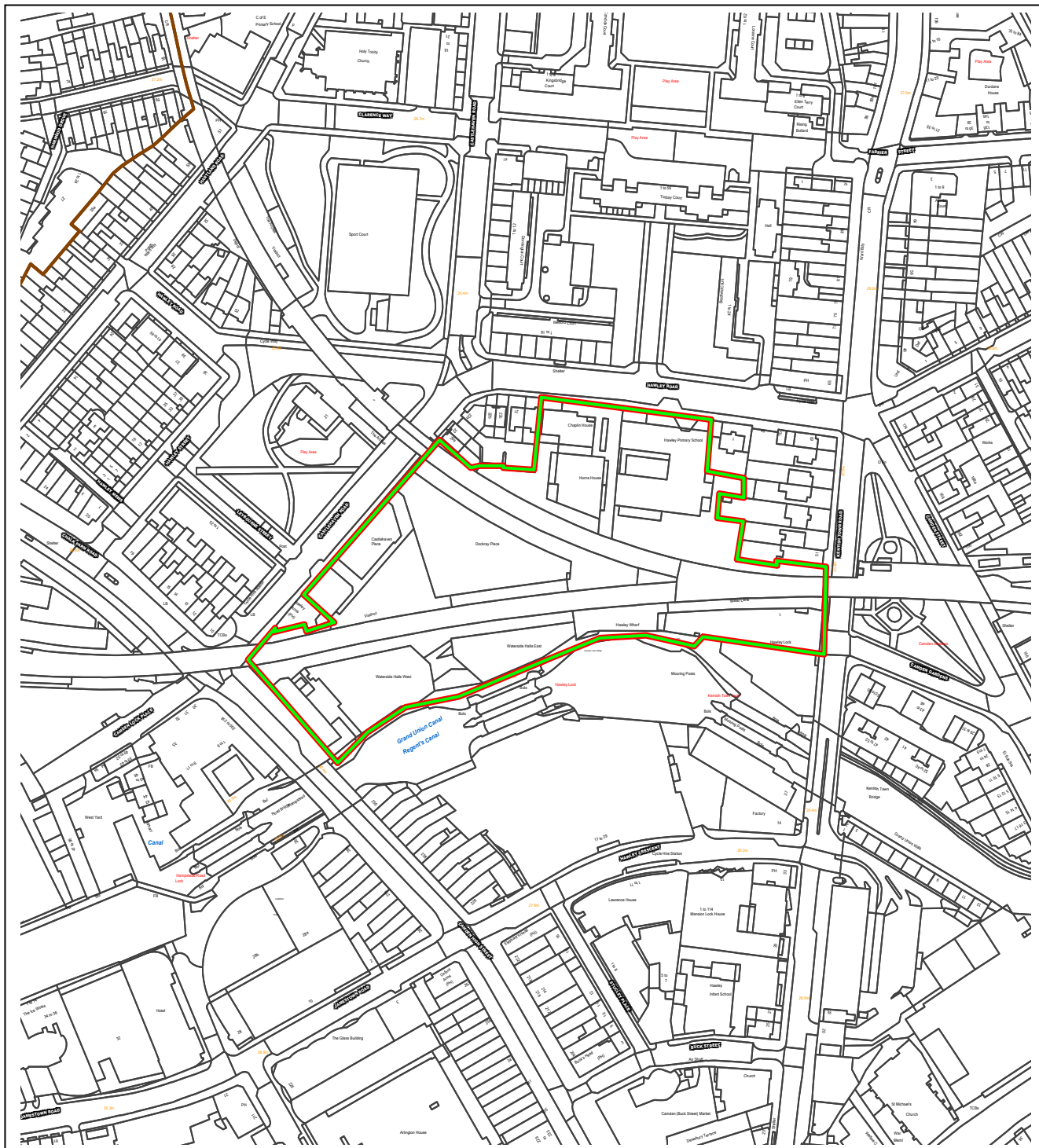


Market Hall, Hawley Wharf 2022/0972/P



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Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	09/06/2022
		N/A / attached		Consultation Expiry Date:	17/04/2022
Officer			Application Number		
Laura Dorbeck			2022/0972/P		
Application Address			Drawing Numbers		
Site at Hawley Wharf Land bounded by Chalk Farm Road, Castlehaven Road, Hawley Road, Kentish Town Road and Regents Canal London NW1			Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposals					
<p>Variation of condition 11 (opening hours) of planning permission dated 28/10/2020 ref: 2020/0362/P which itself varied application 2018/1715/P dated 03/12/2018 and 2012/4628/P dated 23/01/2012 for the Redevelopment of site to create a mixed-use development comprising 8 new buildings between 3 and 9 storeys in height to provide employment, housing, retail market, cinema, produce market, including change of use of 1 Hawley Road to educational, and associated works (summary).</p> <p>Amendments include changes to Building A market retail operational hours.</p>					
Recommendation:		Grant conditional planning permission			
Application Types:		Variation or Removal of Condition(s)			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. of responses	18	No. in support	9	No. of objections	9
Summary of consultation responses:	The application was advertised in the local press on 24/03/2022 (until 17/04/2022), and site notices were displayed on 23/03/2022 (until 16/04/2022).					
	9 letters of objection were received from local residents on the following grounds (summarised)					
	<ul style="list-style-type: none">• Condition 11 is there to protect the amenity of residents from the anti-social behaviours that occur when people come and go from these types of facilities. There has been no change to the surrounding area that would support modifying condition 11.• We already get noise disturbance from the units playing music.• Suggest restricting music to no later than 8pm.• Any extension of hours will bring an increase in night time activity which is already a problem in Chalk Farm and Camden Town because of the proliferation of alcohol licences. Any change in hours will damage amenities.• Increasing hours will not increase footfall, the development is not inviting. It seems a radical change is needed to attract more visitors.• Later visitors will bring more noise and drug use.• Impacts on Castlehaven Open Space – will make existing anti-social behaviour worse.• Negative impact on canal wildlife.• Later hours will bring even more traffic to the area with attendant environmental issues such as air quality and noise as well as yet more parking pressures for locals.• The original planning permission states that the use of the site should not result in congregation of people late at night which has the potential to cause general disturbance to nearby residential areas.					
	<i>Officer response</i>					
	<ul style="list-style-type: none">• <i>For a full assessment of the impact on neighbouring amenity, please refer to the officer assessment in section 3 (Amenity) below.</i>• <i>In response to the concerns regarding the impact on canal wildlife, the proposed increase in hours would not have a discernible impact on wildlife. The canal side lighting, planting, noise levels and overall management of the site were secured by planning conditions and obligations as part of the original application and the development would still be bound by those requirements.</i>• <i>There is no on-site parking for customers at present and none is proposed. Customers would continue to access the site via existing means including the nearby underground and overground stations, buses, bikes and taxis and as such, there would be no impact on air quality or parking levels compared to the existing situation.</i>					
	9 letters of support were received from local residents and businesses					

(summarised):

- Concern about early closing hours. Feels foreboding and unfriendly when it is closed and locked up. Emphasise with traders who are struggling. Would rather see it integrated more fully into the normal street life and community of Camden.
- It is absurd to shut restaurants and food stalls at 9pm, especially in a location known for its night-time economy.
- Hospitality businesses are now recovering from the worst economic crisis that that industry had known for decades and the Council should support these businesses in any way it can.
- We reject claims that extending the opening hours would increase anti-social behaviour. The clientele of Hawley Wharf will only enhance the local area.
- I do not believe that the additional time would add to anti-social behaviour. Indeed, the foot traffic and commerce in that location could actually stunt anti-social behaviour.
- I have been a trader at Camden for the last 14 years and have a new place at The Food Hall. We were relieved when we were granted an extension of the premises licence as it gave us hope. We seek flexibility in hours to trade to our locals who work and live directly above and around us. They don't understand why they can't have access in the early evening as we are very well run, clean, calm and a safe place to spend a few hours relaxing with food and a drink. Hawley Wharf needs footfall and I would be surprised if the residents of Hawley Wharf are objecting to this as we would know by now if we were doing things badly.
- We have traders from all corners of the world cooking their cuisine and we have all chosen Camden as the place to build our businesses. We are closing earlier and earlier as people are not choosing to spend the night with us as they know we close early.
- The proposed hours are not extreme or anti-social. It is in everyone's best interest that the Market Hall succeeds and the long term success of the site is reliant on the hall drawing customers, encouraging dwell time and creating footfall which is needed badly.
- The original strategy for retail to be the draw for Hawley Wharf has been devastated by the collapse of UK retail in the last few years and new ideas are needed and needed fast.

6 letters of support from existing market traders were also submitted as supporting information as part of the application submission.

<p>Councillor Callaghan</p>	<p>As one of the local councillors from the Camden Town with Primrose Hill ward, I am objecting to the above amendment which I believe, if permitted will impact on the lives of nearby residents.</p> <p>In the original planning permission, it was stated (5.26):</p> <p>Such uses (of the site) should not result in congregations of people late at night which has the potential to cause general disturbance to nearby residential areas it goes on to state these will operate during market trading hours which are the present hours of trading and not those now being put forward.</p> <p>In my opinion if the longer hours were permitted, then the noise emanating from the site would cause considerable disturbance, which we are already getting complaints about, with the present allotted times.</p> <p><i>Officer response</i></p> <ul style="list-style-type: none"> • <i>For a full assessment of the impact on neighbouring amenity, please refer to the officer assessment in section 3 (Amenity) below.</i>
<p>Councillor Cotton</p>	<p>Support the objection from TRACT. The proposed extension of hours will cause potential noise nuisance for local residents and is clearly outside the spirit of the original planning permission, which in itself was arrived at after a lengthy consultation process with local residents and other stakeholders.</p> <p><i>Officer response</i></p> <ul style="list-style-type: none"> • <i>For a full assessment of the impact on neighbouring amenity, please refer to the officer assessment in section 3 (Amenity) below.</i>
<p>Former Councillor Kelly</p>	<p>Objection to the increased opening hours. The current space is hugely disappointing, feels very uninteresting, and few people visit it.</p> <p>Increasing opening hours will do little to improve the financial viability of the scheme. And it could increase noise and disruption for local residents. I suspect it needs a complete rethink.</p> <p><i>Officer response</i></p> <ul style="list-style-type: none"> • <i>For a full assessment of the impact on neighbouring amenity, please refer to the officer assessment in section 3 (Amenity) below.</i>
<p>TRACT</p>	<p>Objected to the proposals on the following grounds (summary):</p> <ul style="list-style-type: none"> • The development has not met the original vision, the retail offer does not provide an attraction for local residents and does not appear much different from the Stables Market or Camden High Street. • Most of the units in buildings A1 and A2 are hot food take-aways operating as a food court with some (yet to open) operating as cafes/restaurants. This is not what was set out in the original approved scheme. • The reasons for the original hours has not changed and the surrounding residential area has not changed. • What was originally a retail market proposal is now an all-day food court with alcohol. This is not what was envisaged when planning was approved. Condition 11 is there to protect the amenity of residents

	<p>from the anti-social behaviours that occur when people come and go from these types of facilities.</p> <ul style="list-style-type: none"> As you will be aware several complaints have been made to Camden regarding noise coming from the food court in breach of planning conditions. <p><i>Officer response</i></p> <ul style="list-style-type: none"> <i>For a full assessment of the impact on neighbouring amenity, please refer to the officer assessment in section 3 (Amenity) below.</i> <i>The development has been constructed in accordance with the original permission and subsequent amendments, and work is ongoing by the applicant to diversify their offering for the local community, in consultation with the Council and local residents, businesses and amenity groups.</i> <i>Please refer to 3.7-3.9 for further discussion of noise.</i>
Harmood, Clarence, Hartland Residents Association	<p>Objected to the proposals on the following grounds (summary):</p> <ul style="list-style-type: none"> Labtech's plans for the development have not taken off. The Stables Market flourishes while Hawley Wharf does not. It is difficult to believe that the reason for the lack of interest in the development is the early closing time. Some people will always seek out new places to eat in the evening but it is doubtful whether that will make an uninspiring market attractive to visitors. If anything it will potentially add to the weekend mayhem that we see in the area. It is obvious to those living nearby that the market needs a rethink rather than later hours. <p><i>Officer response</i></p> <ul style="list-style-type: none"> <i>For a full assessment of the impact on neighbouring amenity, please refer to the officer assessment in section 3 (Amenity) below.</i>
Castlehaven Community Association	<p>Objected to the proposals on the following grounds (summary):</p> <ul style="list-style-type: none"> We do not feel that the solution for the lack of footfall in this premise will be improved by merely extending the hours. Why are there so few customers? 1. Because no one knows about it. 2. There is nothing in the Food Hall to attract people to come to it. If they want it as a family friendly place they need to look at organising events for children. The increase in hours will result in more drinking, and more public nuisance and anti-social behaviour. The police have already raised concerns about the increase of crime post pandemic. Residents are sympathetic about the lack of footfall, but we also feel that increased hours will just bring back all the old headaches of noise, alcohol, drugs, and an unsavoury crowd. Families and residents will avoid it once again. <p><i>Officer response</i></p> <ul style="list-style-type: none"> <i>For a full assessment of the impact on neighbouring amenity, please refer to the officer assessment in section 3 (Amenity) below.</i>

Site Description

Planning permission was granted in January 2013 for the redevelopment of the Hawley Wharf site to create a mixed use development to provide employment, housing, retail market, cinema, produce market, and associated works. The Hawley Wharf site is bound by Castlehaven Road, Chalk Farm Road, Hawley Road, Kentish Town Road and Regents Canal.

The application site incorporates a number of railway arches within the Hawley Wharf development located along Water Lane and Hawley Quay, as well as the existing townhouses fronting Chalk Farm Road which were refurbished as part of the development.

The application site comprises buildings A1 and A2 which are two new buildings sandwiched between the railway line to the north and the canal to the south. The buildings are in use as market retail.

The site is located within the Regents Canal Conservation Area. It does not contain any listed buildings although nos. 57 – 63 Kentish Town road and 1 Hawley Road to the east of the masterplan site are Grade II listed.

Relevant History

2012/4628/P - Redevelopment of site to create a mixed use development comprising 8 new buildings between 3 and 9 storeys in height to provide, employment, housing, retail market, cinema, produce market, including change of use of 1 Hawley Road to educational, together with associated engineering works to create basements, plant and ancillary works, highways, public realm improvements, car and cycle parking and landscaping, tree removals, and associated works, following the demolition of all buildings across the site including single storey shopfront extensions at 1-6 Chalk Farm Road (excluding 1 Hawley Road and remaining structures at 1-6 Chalk Farm Road). (This application is accompanied by an Environmental Statement and is a redesign of a scheme that was refused on 4 May 2012 [Ref: 2011/4932/P]. Key revisions include: increase in size of public open spaces across the site, reduction in height/bulk/massing to some buildings, reduction in floor space, and new facade designs, particularly along the canal frontage). Granted subject to S106 legal agreement 23/01/2013.

2022/0142/P - Amendments (changes to opening hours of Buildings A1 and A2 rooftop units) to planning permission ref: 2020/0362/P dated 28/10/2020 which itself varied permission ref: 2018/1715/P dated 03/12/2018 for the Redevelopment of site to create a mixed use development comprising 8 new buildings between 3 and 9 storeys in height to provide employment, housing, retail market, cinema, produce market, and education use (summary). Granted 07/02/2022.

Relevant policies

National Planning Policy Framework 2021

London Plan 2021

Camden Local Plan (2017)

Policy G1 Delivery and location of growth

Policy A1 Managing the impact of development

Policy A4 Noise and vibration

Policy TC4 Town centre uses

Policy TC6 Markets

Supplementary Planning Policies

[Camden Planning Guidance](#)

Assessment

1. Proposal and background

- 1.1 Area A within the masterplan site includes Buildings A1 and A2, and the Chalk Farm Road townhouses shown outlined in green below. Permission was granted for their use as market retail.



- 1.2 Planning permission for the market retail within Buildings A1 and A2 was originally granted subject to a condition securing the following hours of use (condition 11):

*Market retail: 08:00 – 21:00 Monday to Sunday and on Public/Bank Holidays
[except on 12 days out of every year where the use shall not be carried out outside the following times: 08:00 to 23:00 and these days shall first be agreed in writing by the Council].*

- 1.3 Permission is now sought to vary the wording of condition 11 to allow longer opening hours for the market retail within Buildings A1 and A2. Permission is sought for the following hours:

- 08:00 – 23:00 Mondays to Saturdays, and
- 08:00 – 22:00 on Sundays and Public/Bank Holidays.

- 1.4 The reason for the extended hours has come about as a result of request from market traders who have suggested that their businesses are struggling due to the limited opening hours.

- 1.5 Prior to the submission of the current applicant, the applicant originally proposed slightly later opening hours which were presented at one of the regular Community Liaison Group (CLG) meetings with representatives of the local community. The hours originally suggested were:

- 08:00 – 23:30 Mondays to Thursdays
- 08:00 – 00:00 Fridays and Saturdays
- 08:00 – 22:30 Sundays and Public/Bank Holidays.

- 1.6 The proposed hours were subsequently reduced in response to the concerns raised by

residents in the CLG, and the hours now proposed are as set out in paragraph 1.2. The proposed hours would be in accordance with the Market Hall Licence, which was given resolution to grant on 24 February 2022 by the Council's Licensing Department.

2. Assessment

- 2.1 The principal planning consideration in the assessment of the current application is the impact on neighbouring amenity from the extended opening hours.

3. Amenity

Noise and disturbance

- 3.1 The original planning permission restricted the opening hours of the approved market retail, retail, restaurants, office and business uses, cinema and the school. The reason for the condition was to safeguard the amenities of the adjoining premises and the area generally. When discussing the noise impacts from the proposed development, the officer's report notes:

6.214 - The proposed development includes a mix of uses that have varying sensitivities to noise and varying impacts with regards to their noise creation. The new residential flats would be considered most sensitive, and in consideration of this the residential uses are located in Areas B, C and D that are located an appropriate distance away from the proposed uses that have the most propensity for noise creation, which are the market retail and café/hot food use to be located in Area A. This natural separation of noise sensitive uses from noisiest uses is welcomed in the first instance, however robust noise conditions will also be attached so that any mechanical plant proposed operates with Camden's noise standards. In terms of neighbouring residential uses, 19-21 Hawley Road and 20-22 Castlehaven Road are located a significant distance north of Area A, so would be effectively separated from Area A's noise generating activity.

- 3.2 In terms of noise impacts from visiting customers, it goes on to note:

6.215 - In terms of noise generation from visitors and tourists, this will generally be confined to Area A, the Market open space and the arches open space. The ambient daytime noise levels that would be created here are commensurate with what is to be expected with a vibrant and busy town centre of Camden, which is designated within the Camden Town Special Policy as defined with the Camden Licensing Statement Policy 2011. Importantly, there are no night time economy uses proposed on the site, such as pubs or nightclubs, therefore the development itself would not create any drunken patrons that would be a noise nuisance. Two restaurants are appropriately proposed on the roof of Area A, and the opening hours of this use will be conditioned along with the other food and retail uses.

- 3.3 The proposals do not seek to change the approved uses, or introduce any new uses, with permission being sought only to extend the approved opening hours by two hours on Mondays to Saturdays and one hour on Sundays. The original officer's report noted that the market retail and café/hot food use within Area A had the most propensity for noise creation, but that the distance from nearby residential occupants in combination with robust noise conditions would ensure residents were adequately protected from noise disturbance. The development would still be bound by these same conditions, and the site layout has not changed from that which was approved.

- 3.4 The officer report goes on to note that there are no night time economy uses proposed such as pubs or nightclubs. This would still be the case. Although some of the existing traders sell alcohol, the site is still occupied by the same approved retail and café/hot food traders. However, it is recognised that an additional two hours of opening could potentially result in increased time that customers would be consuming alcohol, and as such, further details were requested from the applicant as to how customer dispersal would be managed to avoid

disruption to neighbouring residents and ensure there was no antisocial behaviour or noise disturbance, either at the site or in the vicinity.

- 3.5 In response, the applicant has provided a dispersal strategy outlining how security and staff will ensure dispersal is managed to promote a controlled departure of visitors without impacting local residents. There are a number of nearby and late night transport options available to customers, including Chalk Farm and Camden Town underground stations (5 and 3 minute walks away, respectively), Camden Road and Kentish Town West overground stations (6 and 8 minutes walks away), and numerous bus services serving surrounding roads to a number of destinations across London. In order to minimise noise when customers exit, a duty manager will oversee the main exit during the end of night departure period. Customers will be reminded to be considerate to local residents, and prominently displayed notices will be placed by doors requesting customers leave quietly. Customers will not be allowed to leave the food court with bottles and glasses which shall be monitored by management and security.
- 3.6 There is an existing security team at Hawley Wharf who would remain on site during the extended opening hours and who would play a key role in the implementation of the dispersal strategy and managing the behaviour of customers, encouraging them not to linger and directing them towards the nearest transport links. There are a number of exit points at Hawley Wharf, but the market hall customers will continue to be directed through one of the two exits onto Camden High Street or Kentish Town Road as existing, rather than the quieter, more residential areas to the north.
- 3.7 Additional information was also requested as to whether any noise complaints had been received now that the development is completed and has been in use for a number of months, and to determine whether the imposed controls and conditions have been sufficient in managing this. In response, the Designated Premises Supervisor for the Market Hall has provided details of all complaints they have received since opening. The details showed that four complaints had been received from one resident on Camden High Street. One of these was regarding a busker unrelated to Hawley Wharf who was requested to move on once the complaint was received, and the other three related to music noise. In all cases the noise source was investigated and reduced in volume within 15-30 minutes after the complaint was received. The music noise complaints were also all related to specific Sunday daytime DJ sessions which have now ceased, rather than background music within the market hall or noise disturbance from customers.
- 3.8 The Council's own Noise and Pollution team and Licensing Enforcement Team were also contacted and confirmed that at the time of writing they had not received formal complaints for either the market or food hall. However, shortly after this request for information, the Noise and Pollution Officer was contacted by a resident of Camden High Street regarding music noise from the food hall. The Officer visited the site and confirmed that the noise levels were not a statutory nuisance.
- 3.9 It is further noted that the existing condition does allow for late night openings until 23:00 up to 12 days out of every year with prior agreement from the Council. The applicant has confirmed that across December 2021 they held a series of late-night events which occurred without any crime and disorder, nuisance or noise complaints, and the Council's Licensing team also confirmed they received no complaints during these events.
- 3.10 Based on the information provided from the applicant and the Council's Noise and Pollution and Licensing teams, it appears that any instances of noise disturbance have been related to one off instances of music noise rather than disturbance from customers. The original permission secured a number of conditions relating to noise levels, and if the development is in breach of these levels, it would be subject to Planning Enforcement action. If permission is granted, it is recommended that an additional condition is added specifically related to entertainment noise to ensure it complies with current Local Plan standards to further tighten these controls.

3.11 In terms of the potential to generate excessive noise disturbance from customers leaving the site later at night, the applicant has also prepared a Noise Impact Assessment which considers the impact of noise from the extended hours of operation. An overnight noise survey was carried out from one of the closest residential balconies within Hawley Wharf, when the development was completed but prior to the occupation of the residential flats. The baseline survey therefore represents a worst case as average noise levels will have increased since residential occupation. The lowest recorded background noise measurement at the closest residential property between 23:00 to 00:00 was 47db. The report assessed noise levels that would be likely to be generated from a group of 20 people talking and demonstrated that due to the separation distances involved, any noise output would be below the background level of 47db.

Conclusion

3.12 It is acknowledged that the proposed extension of hours - by two hours on Mondays to Saturdays and one hour on Sundays/bank holidays - has resulted in concern from local residents and amenity groups as to the potential noise and disturbance this could result in, with particular concern about drunk and disorderly behaviour and the potential for the congregation of people late at night. In response, the applicant has provided more detailed information about the management of the site, security arrangements, and their dispersal strategy, alongside a noise impact assessment of potential noise levels arising from groups of people leaving the site post-11pm. Details have also been provided of the applicant's response to previous noise complaints which related only to one off DJ events which no longer occur, rather than general background music or customer behaviour.

3.13 The proposed customer dispersal measures are considered sufficient to ensure there would be no undue disturbance from customers leaving the site or lingering, which would be secured by condition, and an additional condition is recommended to ensure entertainment noise complies with current Local Plan standards. Subject to these additional controls, as well as the original noise compliance conditions which the development would still be bound by, the proposed development would not result in harmful disturbance to neighbouring amenity.

3.14 Consideration must also be given to the location of the site, within the vibrant and busy Camden Town Centre. A closing time of 11pm would not be out of character in such a location and would be in accordance with policy TC2 which requires development to promote successful and vibrant centres, and protect and enhance the role and unique character of each of Camden's centres. There are a number of restaurants in the vicinity with closing times of 22:00 to 23:00 and the proposed hours would be in keeping with this character.

3.15 As such, it is recommended that conditional planning permission is granted.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11th July 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/0972/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 6 July 2022

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Gerald Eve LLP
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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Site at Hawley Wharf
Land bounded by Chalk Farm Road
Castlehaven Road
Hawley Road
Kentish Town Road and Regents Canal
London
NW1

DECISION

Proposal: Variation of condition 11 (opening hours) of planning permission dated 28/10/2020 ref: 2020/0362/P which itself varied application 2018/1715/P dated 03/12/2018 and 2012/4628/P dated 23/01/2012 for the Redevelopment of site to create a mixed use development comprising 8 new buildings between 3 and 9 storeys in height to provide, employment, housing, retail market, cinema, produce market, including change of use of 1 Hawley Road to educational, and associated works (summary), AMENDMENTS INCLUDE changes to Building A market retail operational hours.

Drawing Nos: Cover letter dated 4th March 2022, CLG meeting note minutes dated 18th February 2022, Noise impact assessment dated 16th May 2022, and documents titles 'Food Hall Statement - Liam O'Hare', 'Hawley Wharf - Dispersal Policy', plan labelled 'Preferred night-time exit route' and Camden Lock Village Management Plan dated September 2012.

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 shall be begun no later than the end of three years from the date of the original permission granted on 23/01/2013 under reference 2012/4628/P.

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

- 2 No development in areas A, C and D shall be occupied until the one form of entry primary school and affordable housing in Area B has reached fit out stage.

Reason: To ensure that the development includes the provision of affordable housing and one form of entry primary school in accordance with policies H2, H4 and C2 of the London Borough of Camden Local Plan 2017.

- 3 The basement, lower ground and upper ground floors of Area A shall not be occupied until the one form of entry primary school and affordable housing in Area B has reached fit out stage, and the employment, local retail and residential uses in Area C [and viaducts] have been provided and are ready for occupation.

Reason: To ensure that the development includes the provision of affordable housing and a one form of entry primary school in accordance with policies H2, H4 and C2 of the London Borough of Camden Local Plan 2017.

- 4 The east-west route along the southern boundary of the southern viaduct and the arches open space in the development shall be retained in accordance with drawing number 12001_MP_(00)_101 rev A.

Reason: In order to ensure that the development makes sufficient provision for permeability and public access across the site in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.

- 5 The north-south route along the eastern boundary of Buildings X and W and the arches open space in Area B in the development shown on drawing number 12001_MP_(00)_101 rev A hereby approved shall be delivered and ready for public use prior to occupation of Area B.

Reason: In order to ensure that the development makes sufficient provision for permeability and public access across the site in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 6 The Metropolitan walking route, community open space and arches open space in Areas C and A in the development shall be retained for public use in accordance with drawing number 12001_MP_(00)_101 rev A.

Reason: In order to ensure that the development makes sufficient provision for permeability and public access across the site in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 7 Notwithstanding the provisions of Class B2 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that

Class in any statutory instrument revoking and re-enacting that Order, the B2 premises shall not be used in B1 or B8 use.

Reason: To ensure that the future occupation of the building provides required general industry space in accordance with policies E1 and E2 of the London Borough of Camden Local Plan 2017.

- 8 Notwithstanding the provisions of Class B1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the B1 premises shall not have permitted change to B8 use.

Reason: To ensure that the future occupation of the building provides required business space in accordance with policies E1 and E2 of the London Borough of Camden Local Plan 2017.

- 9 Notwithstanding the provisions of Class D2 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the D2 premises shall only be used as a cinema, dance, sport hall, gymnasium, bingo hall and other indoor sports although not including shooting.

Reason: To ensure that the future occupation of the building provides required leisure facilities space in accordance with policies C1, C3 and A1 of the London Borough of Camden Local Plan 2017.

- 10 The cinema shall operate in accordance with the Cinema 'Operational Management Plan' and Curzon document titled 'Form C-06' hereby approved, or other such details as submitted to and approved in writing by the Council prior to occupation. Details shall include Art House occupant, capacity of visitors, number of screens, associated food and drink uses, and accessibility. The cinema shall not operate otherwise than in accordance with the details thus approved.

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 The following uses hereby permitted shall not be carried outside the following times:

Market Retail: 08:00 - 23:00 Mondays to Saturdays, and 08:00 - 22:00 on Sundays and Public Bank Holidays.

Local Retail: 07:00 - 22:00 Monday to Sunday and on Public/Bank Holidays.

Produce Market: 08:00 - 21:00 Monday to Sunday and on Public/Bank Holidays, [days of operation are subject to community requirements as secured in the S106 Legal Agreement}.

Restaurants on roof top of Area A: 08:00 - 00:00 Sunday to Thursday and on Public/Bank Holidays and 08:00 - 00:30 Fridays and Saturdays [this includes no customers on the premises outside this time].

Cinema: 08:00 - 01:00 Mondays to Sundays and on Public/Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies TC2, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 12 The market stalls and associated equipment shall be permanently removed and stored in the Area C storage area shown on the drawing titled 'Hawley Wharf Produce Market Plan' on the days when the Produce Market use is not in operation.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies D1, A1, A4, and TC2 of the London Borough of Camden Local Plan 2018.

- 13 The outdoor terrace area surrounding the rooftop restaurant uses shall be closed to restaurant customers between 22:00 and 08:00 hours, 7 days a week, and bank and public holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and TC2 of the London Borough of Camden Local Plan 2017.

- 14 With regard to the works to the terrace 1 - 8 Chalk Farm Road, the relevant works shall not be carried out other than in accordance with the following detailed drawings, or samples of materials, previously approved (or other such details which have been submitted to and approved in writing by the local planning authority) showing the following:

a) Typical details of replacement chimney pots at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing, as approved on 08/12/2016 under reference 2016/2638/P.

b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1, as approved on 16/01/2017 under reference 2016/6613/P.

c) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings, as approved on 21/07/2016 under reference 2016/2146/P.

d) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1, as approved on 02/03/2017 under reference 2016/6614/P.

e) Samples and/or manufacturer's details of new facing materials for the new shopfronts [to be provided on site] and retained on site during the course of the works, as approved on 04/11/2019 under reference 2019/4131/P.

f) Plan, elevation and section drawings of the new connections between the rear of the terrace and the new Site A building at a scale of 1:10, as approved on 16/01/2017 under reference 2016/6609/P.

g) Typical details of all shopfront including jambs, head and cill, including materials and finish, as approved on 04/11/2019 under reference 2019/4131/P.

h) A sample panel (2m x 2m) of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing, as approved on 04/04/2018 under reference 2018/1002/P.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 15 All new external work on the Chalk Farm Road terrace shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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.

- 16 With regard to the new market building in Area A, the relevant works shall not be carried out other than in accordance with the following detailed drawings, or samples of materials, previously approved (or other such details which have been submitted to and approved in writing by the local planning authority) showing the following:

a) Typical details of bridges, stairs and balustrades including materials, finish and method of fixing at scale 1:10, as approved on 20/06/2016 under reference 2016/2639/P.

b) Typical details of roof top pavilions including materials and finish at scale 1:10, as approved on 20/10/2017 under reference 2017/0828/P.

c) Typical details, including samples, of the vertical fins at scale 1:10, as approved on 14/05/2018 under reference 2018/1702/P.

d) Details of any night time enclosure on the main front and rear elevations of the building and finish at a scale 1:10, as approved on 20/10/2017 under reference 2017/0832/P.

e) A sample panel (2m x 2m) of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing, as approved on 04/04/2018 under reference 2018/1002/P.

f) Details, including samples, of soffit finish above walkways, as approved on 27/04/2017 under reference 2017/0829/P.

g) Typical details of all new window and door openings including jambs, head and cill, including materials and finish at a scale 1:10, as approved on 20/10/2017 under reference 2017/0830/P.

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.

- 17 With regard to the residential buildings in Area B, the relevant works shall not be carried out other than in accordance with the following detailed drawings, or samples of materials, previously approved (or other such details which have been submitted to and approved in writing by the local planning authority) showing the following:

a) Typical details of balconies and balustrades at including materials, finish and method of fixing at a scale 1:10, as approved on 17/06/2016 under reference 2016/2658/P.

b) Typical details of all new window and door openings including jambs, head and cill, including materials and finish at a scale 1:10, as approved on 17/09/2019 under reference 2019/4188/P.

c) Typical details of all communal entrances including jambs, head and cill, including materials and finish at a scale 1:10, as approved on 21/09/2016 under reference 2016/2657/P.

d) A sample panel (2m x 2m) of the facing brickwork and cladding demonstrating the proposed colour, texture, face-bond and pointing, as approved on 04/04/2018 under reference 2018/1002/P.

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.

- 18 With regard to the residential building fronting Castlehaven Road (C1 building), the relevant works shall not be carried out other than in accordance with the following detailed drawings, or samples of materials, previously approved (or other such details which have been submitted to and approved in writing by the local planning authority) showing the following:

a) Typical details of balconies and balustrades at including materials, finish and method of fixing at a scale 1:10, as approved on 17/06/2016 under reference 2016/2655/P.

b) Typical details of all new window and door openings including jambs, head and cill, including materials and finish at a scale 1:10, as approved on 17/06/2016 under reference 2016/2656/P.

c) Typical details of attic storey including sun shading and roof junction including materials and finish at a scale 1:10, as approved on 11/04/2017 under reference 2017/1240/P.

d) Typical details of all shopfront and communal entrances including jambs, head and cill, including materials and finish at a scale 1:10, as approved on 27/06/2016 under reference 2016/2653/P.

e) Typical details of both arcade way entrances including materials and finish at a scale 1:10, as approved on 20/06/2016 under reference 2016/2654/P.

f) Typical details of all arch frontages including jambs, head and cill, including materials and finish at a scale 1:10, as approved on 12/06/2017 under reference 2017/2775/P.

g) A sample panel (2m x 2m) of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing, as approved on 04/04/2018 under reference 2018/1002/P.

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.

- 19 With regard to the triangular building in Area C (C2 building), the relevant works shall not be carried out other than in accordance with the following detailed drawings, or samples of materials, previously approved (or other such details which have been submitted to and approved in writing by the local planning authority) showing the following:

a) Typical details of balconies and balustrades at including materials, finish and method of fixing at a scale 1:10, as approved on 21/06/2016 under reference 2016/2820/P.

b) Typical details of all new window and door openings including jambs, head and cill, including materials and finish at a scale 1:10, as approved on 11/04/2017 under reference 2017/1240/P.

c) Typical details of all shopfront and communal entrances including jambs, head and cill, including materials and finish at a scale 1:10, as approved on 12/06/2017 under reference 2017/2775/P.

d) Typical details of the service area enclosures including jambs, head and cill, including materials and finish at a scale 1:10, as approved on 12/06/2017 under reference 2017/2775/P.

e) A sample panel (2m x 2m) of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing, as approved on 04/04/2018 under reference 2018/1002/P.

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.

- 20 With regard to the buildings in Area D, the relevant works shall not be carried out other than in accordance with the following detailed drawings, or samples of

materials, previously approved (or other such details which have been submitted to and approved in writing by the local planning authority) showing the following:

a) Typical details of balconies and balustrades at including materials, finish and method of fixing at a scale 1:10, as approved on 12/06/2017 under reference 2017/2905/P.

b) Typical details of all new window and door openings including jambs, head and cill, including materials and finish at a scale 1:10, as approved on 12/06/2017 under reference 2017/2905/P.

c) A sample panel (2m x 2m) of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing, as approved on 04/04/2018 under reference as approved under reference 2018/1002/P.

d) Typical details of all shopfront and communal entrances including jambs, head and cill, including materials and finish at a scale 1:10, as approved on 06/07/2017 under reference 2017/3275/P.

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.

- 21 The 'Shopfront Strategy' shall be installed in accordance with the details approved on 23/08/2021 under reference 2021/2874/P, or other such details which have been submitted to and approved in writing by the local planning authority, which shall include details of shutters for individual units, fascias, any proposed enclosure and advertising. All relevant parts of the development shall be implemented and maintained in accordance with the approved strategy.

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.

- 22 The floor surface materials and access requirements for the Area A buildings shall not be carried out other than in accordance with the details previously approved on 27/06/2016 under reference 2016/2149/P or other such details which have been submitted to and approved in writing by the local planning authority.

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.

- 23 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 local planning authority.

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.

- 24 Condition 24 (regarding details of privacy measures) was removed by 2020/0362/P dated 28/10/2020.
- 25 The programme of recording, photographing and completing an historic analysis of the building structure and architectural detail of all non-designated Heritage assets (including:
- a) Granite Setts in Haven Street and Water Lane
 - b) 3-17 Hawley Road
 - c) 2a, 4, 6 and 8 Torbay Street
 - d) 49a Kentish Town Road
 - e) Timber market sheds
 - f) Projecting shopfronts on Chalk Farm Road
 - g) Inside of viaduct arches across site)

shall be retained in accordance with the written scheme of investigation approved on 17/12/2014 under reference 2014/5907/P, or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To record 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.

- 26 No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved on 02/03/2015 under reference 2015/0107/P.

No part of the development shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved on 02/03/2015 under reference 2015/0107/P.

The analysis, publication and dissemination of the results and archive deposition shall be carried out in accordance with the details approved on 16/05/2018 under reference 2017/5352/P or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: The development of this site is likely to damage archaeological remains. Accordingly, the Council wishes to ensure the preservation of these remains, in situ or by record, and subsequent analyses and dissemination of the results in accordance with the requirements of Policy D2 of the London Borough of Camden Local Plan 2017.

- 27 All proposed benches and seating to be used in the public open spaces shall not be installed other than in accordance with the details approved on 25/06/2018 under reference 2018/1991/P and 03/01/2019 under reference 2018/5723/P, or other such details which have been submitted to and approved in writing by the local planning authority.

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.

- 28 The removal of the granite setts in Haven Street and Water Lane (the lane to the north of the railway viaduct, to the east of Kentish Town Road) shall not be carried out other than in accordance with the strategy previously approved on 11/11/2014 under reference 2014/5841/P or other such details which have been submitted to and approved in writing by the local planning authority outlining the methodology for the careful removal and the secure storage of the granite setts and the plan detailing the areas within the site for their re-laying.

Reason: To preserve the public realm heritage 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.

- 29 The "skewed arch" shall be implemented in accordance with with the details approved on 03/09/2020 under reference 2020/3425/P or other such details as submitted to and agreed in writing by the Local Planning Authority, and shall be completed once the coal chute has been demolished in Area A.

Reason: To protect the amenity of the local open space in accordance with the requirements of policies A1 and A2 of the London Borough of Camden Local Plan 2017.

- 30 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out at the application site otherwise than within the servicing bay at ground floor in C2 building, Area C or the loading bay accessed from Hawley Road and Kentish Town Road. At no time should servicing be completed from the public highway.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy T4 of the London Borough of Camden Local Plan 2017.

- 31 The development of Areas A and D hereby permitted shall not be completed other than in accordance with the detailed design and method statements for all foundations, basement and ground floor structures, below ground level structures, including piling (temporary and permanent), as approved by the local planning authority on 26/11/2015 under reference 2015/2307/P, or other such details which have been submitted to and approved in writing by the local planning authority.

All structures and works comprised within the development hereby permitted which are required by the approved design statements in order to accommodate the location of the existing London Underground structures and tunnels, accommodate ground movement arising from the construction thereof and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels, shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with the requirements of policy T4 of the London Borough of Camden Local Plan 2017.

- 32 The development shall not be occupied until the public cycle storage areas for 186 cycles within the viaducts have been provided in their entirety in accordance with

the details approved on 04/05/2020 under reference 2020/1564/P, or other such details which have been submitted to and approved in writing by the local planning authority, and shall be thereafter permanently maintained and retained. These spaces should be provided for use free of charge to the general public.

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

- 33 The details of the feasibility study to assess the potential for moving freight by water during the construction cycle (which concluded that waterborne transport was not feasible) were approved on 11/11/2014 under reference 2014/5972/P.
- 34 The relevant parts of the development shall not be occupied until the following cycle storage areas have been provided in their entirety, in accordance with the details approved on 03/05/2016 under reference 2016/2148/P, or other such details which have been submitted to and approved in writing by the local planning authority, showing the following-
- a) Area B storage areas for 48 cycles
 - b) Area C storage areas for 204 cycles
 - c) Area D storage areas for 50 cycles.

They shall be thereafter permanently maintained and retained as such.

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

- 35 The wider opening in the Flexible Space in building C2 at ground floor level onto the Northern Arches route shall be implemented in accordance with the details approved on 03/05/2016 under reference 2016/2147/P, or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To secure improved interconnectivity of commercial uses in accordance with the requirements of policies TC2, TC6 and E2 of the London Borough of Camden Local Plan 2017.

- 36 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

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 C6 of the London Borough of Camden Local Plan 2017.

- 37 The paving across the site shall be installed in accordance with the sample panels and details approved on 10/05/2018 under reference 2018/1914/P, or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.

- 38 The development of Area A shall be carried out in accordance with the details of the Shop Mobility service approved on 11/11/2014 under reference 2014/5899/P, or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.

- 39 The Audio-frequency induction-loop system (AFILS) within the employment, leisure and retail development shall not be installed other than in accordance with the details approved on 11/11/2014 under reference 2014/5899/P, or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.

- 40 The following community safety measures shall be installed in accordance with the details previously approved (or other such details which have been submitted to and approved in writing by the local planning authority):

a) CCTV strategy including details of cameras to be affixed to the external faces of the buildings and within the public realm, including their range of coverage, as approved on 05/07/2018 under reference 2018/1920/P.

b) External lighting strategy including details of freestanding, fixed to the buildings, towpath wall lights and towpath ground up-lighting, as approved on 05/07/2018 (ref: 2018/1920/P) and 25/01/2022 (ref: 2021/5736/P).

c) Bench seating along towpath, as approved on 06/07/2018 under reference 2018/1989/P.

d) Details of anti-graffiti-brickwork to towpath walls, as approved on 06/07/2018 under reference 2018/1989/P.

e) Details of planting strategy to towpath walls, as approved on 06/07/2018 under reference 2018/1989/P.

f) Details of towpath wall buttresses to prevent opportunity for hiding, as approved on 06/07/2018 under reference 2018/1989/P.

g) Details of all security gates that are to close routes at night, including anti-climb measures, as approved on 06/07/2018 under reference 2018/1989/P.

h) Details of all communal residential entrances being fitted with an audio visual verification access control, electronic lock release and entry phones lined to residential flats, as approved on 05/07/2018 under reference 2018/1920/P.

The approved measures must be implemented prior to occupation of the relevant parts of the development and be thereafter retained and maintained.

Reason: In order to protect the amenities of residents living in the area immediately surrounding the development in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 41 Above-ground construction shall not be carried out other than in accordance with the details of hard and soft landscaping and means of enclosure of all un-built, open areas approved on 06/07/2018 under reference 2018/1987/P, or other such details which have been submitted to and approved in writing by the local planning authority in consultation with the Canal and Rivers Trust..

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies D1, D2, A1, A2 and A3 of the London Borough of Camden Local Plan 2017.

- 42 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or prior to the occupation for the permitted use of the development, whichever is the sooner. 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 Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies D1, D2, A1, A2 and A3 of the London Borough of Camden Local Plan 2017.

- 43 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 details approved on 11/11/2014 under reference 2014/5767/P, or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies D1, D2, A1, A2 and A3 of the London Borough of Camden Local Plan 2017.

- 44 The relevant part of the works shall not be carried out otherwise than in accordance with the details of the design of building foundations and the layout of service trenches and other excavations on site (in so far as these items may affect new or existing trees on or adjoining the site), approved on 16/01/2015 under

reference 2014/6221/P, or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies D1, D2, A1, A2 and A3 of the London Borough of Camden Local Plan 2017.

- 45 A minimum of 10 bird boxes and 10 bat boxes shall be incorporated within the proposed buildings and positioned as close to the canal as possible, in accordance with the details approved on 20/03/2017 under reference 2017/0184/P, or other such details which have been submitted to and approved in writing by the local planning authority, prior to the occupation of the development and thereafter retained and maintained, unless prior written permission is given by the local planning authority.

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

- 46 The buildings shall not be occupied until the green roofs in the areas indicated on the approved roof plans have been implemented in accordance with the details approved on 18/04/2018 under reference 2018/1248/P, or other such details which have been submitted to and approved in writing by the local planning authority. These works shall be permanently retained and maintained thereafter.

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

- 47 An updated bat survey was approved on 11/11/2014 under reference 2014/5563/P, and thus no further details are required.

- 48 All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance 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 secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements policy A3 of the London Borough of Camden Local Plan 2017.

- 49 The measures in the Biodiversity Action Plan approved on 16/01/2015 under reference 2014/5979/P, or other such details which have been submitted to and approved in writing by the local planning authority, shall be implemented and maintained thereafter, including the enhancement and provision of additional wildlife habitats on site.

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

- 50 Before the restaurant uses at the rooftop level in Area A commence, sound insulation shall be provided for the two buildings (A1 and A2) in accordance with the scheme approved on 18/05/2020 under reference 2020/1603/P or other such details as approved in writing by the local planning authority. The use shall thereafter not be carried out other than in complete compliance with the approved scheme.

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.

- 51 Before the cinema use in the northern arches commences, sound insulation shall be provided for the premises in accordance with the details approved under reference 2021/2197/P granted 30/07/2021 or other details which are first approved in writing by the local planning authority. The use shall thereafter not be carried out other than in complete compliance with the approved scheme.

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.

- 52 Sound insulation and mitigation measures shall be provided for any buildings that contain a residential use, in accordance with the details approved on 24/03/2017 under reference 2017/0632/P, or other such details which have been submitted to and approved in writing by the local planning authority. The residential units shall not thereafter be occupied other than in accordance with the approved sound insulation scheme.

Reason: To enable the Council to ensure a reasonable standard of residential amenity in the scheme in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 53 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(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 10dB(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.

- 54 Noise levels arising from external sources within all habitable rooms during the night period (23:00 - 07:00) shall not exceed 30dB LAeq (8 hours) nor 45dB L_{Amax} (fast). Similarly, noise levels in habitable rooms shall not exceed 35 dB

LAeq (16 hours) during the day time (07:00 - 23:00). Sound insulation measures for all relevant residential windows shall be installed in accordance with the details approved on 24/03/2017 under reference 2017/0632/P, or other such details which have been submitted to and approved in writing by the local planning authority. The approved sound insulation measures shall be installed prior to occupation of any of the residential units, and retained and maintained thereafter.

Reason: To safeguard the amenities of occupiers of the proposed use, 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.

- 55 Before any A3 or A5 use commences, details of ducting and ventilation shall be provided in accordance with details approved on 09/04/2019 under reference 2018/6051/P, or other such details approved in writing by the local planning authority. The A3 and A5 uses, or any primary cooking activities, shall thereafter not be carried out other than in complete compliance with the approved scheme.

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.

- 56 The development shall be carried out in accordance with the impact studies of the existing water supply infrastructure approved on 03/02/2015 under reference 2015/0105/P, or other such details which have been submitted to and approved in writing by the local planning authority in consultation with Thames Water. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with the requirements of policy CC3 of the London Borough of Camden Local Plan 2017.

- 57 Piling works shall not be carried out other than in accordance with the piling method statement approved on 26/11/2015 under reference 2015/2238/P, or other such details which have been submitted to and approved in writing by the local planning authority. Any piling shall be undertaken only in strict accordance with the approved method statement.

Reason: To safeguard the existing public sewer infrastructure, in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.

- 58 The site drainage system shall be constructed in accordance with the surface water drainage scheme approved on 16/01/2015 under reference 2014/5822/P, or other such details which have been submitted to and approved in writing by the local planning authority, and be thereafter permanently maintained and retained. The scheme shall include all the green roofs as outlined in the Flood Risk Assessment dated August 2012 reference CIV10498 ES0004 and a reduction in surface water run-off rates to 110l/s for the whole site.

Reason: To attenuate water run-off and to prevent pollution of the water environment in accordance with the requirements of policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

59 Condition 59 (regarding details of water recycling) was removed by permission dated 04/11/2016 under reference 2016/3940/P.

60 The development shall not be carried out other than in accordance with the details of the chartered engineer approved on 17/12/2014 under application reference 2014/5928/P, or other such details which have been submitted to and approved in writing by the local planning authority. Those details should demonstrate that a suitably qualified 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. 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 policy A5 of the London Borough of Camden Local Plan 2017.

61 The development shall be completed in accordance with the detailed scheme of assessment of site contamination consisting of site reconnaissance, conceptual model, risk assessment and schedule of investigation, as approved on 16/01/2015 (ref: 2014/6867/P) and 29/01/2015 (ref: 2015/0048/P), or other such details which have been submitted to and approved in writing by the local planning authority.

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

62 The development must be completed in accordance with the remediation scheme approved on 25/09/2015 under reference 2015/4780/P, or other such details which have been submitted to and approved in writing by the local planning authority. The remediation scheme as approved shall be implemented before any part of the development hereby permitted is occupied.

In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of CLR11, and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is occupied.

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

- 63 Condition 63 (regarding appeals on building in Area D) was removed by permission dated 23/12/2015 under reference 2015/5682/P.
- 64 The residential flats in Area C shall not be occupied until two active and two passive electric vehicle charging points have been installed within the sub-basement car park of Area C. The charging points shall be thereafter be permanently maintained and retained.

Reason: To encourage the uptake of electric vehicles, in accordance with Policy 6.13 of the London Plan.

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

Existing:

B0508-CH-E2 (1/2); B0508-CH-E2 (2/2); B0508-FL-1ST (1/1); B0508-FL-GRD (1/1); B0508-LR-E (1/2); E1111-CH-TS-1 (1/2); E1111-CH-TS-1 (1/2); E1111-CH-TS-1 (2/2); E1111-CH-TS-2 (2/2); E1111-CH-TS-2 (2/2); E1111-E1 (1/1); E1111-FL-GRD (1/2); E1111-FL-GRD (2/2); E1111-RC-HS (1/1); G2911-1ST (1/1); G2911-2ND (1/1); G2911-3RD (1/1); G2911-E1 (1/1); G2911-E1 (1/1); G2911-E2 (1/1); G2911-E2 (1/1); G2911-E3 (1/1); G2911-E3 (1/1); G2911-E4 (1/1); G2911-E4 (1/1); G2911-E5 (1/1); G2911-E6 (1/1); G2911-GRD (1/1); G2911-RP (1/1); G2911-SEC A (1/1); G2911-SEC A (1/1); G2911-SEC B (1/1); G2911-SEC B (1/1); G2911-SEC B (sic) (1/1); H2210-r1 (1/5); H2210-r1 (2/5); H2210-r1 (3/5); H2210-r1 (4/5); H2210-r1 (5/5); I1610-r1 (1/4); I1610-r1 (2/4); I1806-RC-E1 (1/2); I1806-TS-E1 (1/2)(sic); I1806-TS-E1(1/2); I1806-CF-1ST (1/1); I1806-CF-2ND (1/1); I1806-CF-BAS (1/1); I1806-CF-GRD (1/2); I1806-CF-GRD (2/2); I1806-CF-RP (1/1); I1806-FR-EL (1/1); I1806-HR-E1 (1/2); I1806-HR-E2 (2/2); I1806-HR-EL (1/2); I1806-HR-EL (2/2); I1806-RE-EL (1/1); I1806-SEC (1/1); I1806-T-R2 (3/3); G2911 (1/1).

Demolition:

12001_MP_12_001; 12001_MP_12_099; 12001_MP_12_100; 12001_MP_12_101; 12001_MP_12_102; 12001_MP_12_103; 12001_MP_12_110; 12001_MP_12_111; 12001_MP_12_112; 12001_MP_12_113; 12001_MP_12_114; 12001_MP_12_200; 12001_MP_12_201; 12001_MP_12_202; 12001_MP_12_300; 12001_MP_12_301; 12001_MP_12_302.

Masterplan:

12001_MP_(00)_001; 12001_MP_(00)_002; 12001_MP_(00)_003; 12001_MP_(00)_100 P01; 12001_MP_(00)_101 rev A; 12001_MP_(00)_102 rev A; 12001_MP_(00)_103; 12001_MP_(00)_104; 12001_MP_(00)_105; 12001_MP_(00)_110; 12001_MP_(00)_200 rev A; 12001_MP_(00)_201 rev A; 12001_MP_(00)_202 rev A; 12001_MP_(00)_203 rev A; 12001_MP_(00)_204 rev A; 14045_MP_(00)_205 P1; 14045_MP_(00)_206 P1; 14045_MP_(00)_207 P1; 14045_MP_(00)_208 P1; 14045_MP_(00)_209 P1; 14045_MP_(00)_210 P01; 12001_MP_(00)_300; 12001_MP_(00)_301; 12001_MP_(00)_302 rev A; D1807 L101 D.

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

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

Area A:

17019_AX_(00)_1181 P01; 17019_AX_(00)_1191 P01; 17019_AX_(00)_1201 P01; 17019_AX_(00)_1211 P01; 17019_AX_(00)_1221 P01; 17019_AX_(00)_1241 P01; 17019_AX_(00)_2051 P01; 17019_A_(00)_210 P01; 17019_A_(00)_211 P01; 12001_A_(00)_230; 12001_A_(00)_231 P01; 12001_A_(00)_300 P01, 14590-751 P1, 21077-751 Rev P1.

Area B:

12001_B_(00)_100 rev A; 12001_B_(00)_101 rev A; 12001_B_(00)_102 rev A; 12001_B_(00)_103 rev A; 12001_B_(00)_104 rev B; 12001_B_(00)_105 rev A; 12001_B_(00)_106 rev A; 12001_B_(00)_107 rev A; 12001_B_(00)_108 rev A; 12001_B_(00)_109 rev B; 12001_B_(00)_200 rev B; 12001_B_(00)_201 rev B; 12001_B_(00)_230 rev B.

Area C:

12001_C_(00)_98 rev A; 12001_C_(00)_99 rev A; 12001_C_(00)_100 rev A; 12001_C_(00)_101 rev A; 12001_C_(00)_102 rev A; 12001_C_(00)_103 rev A; 12001_C_(00)_104 rev A; 12001_C_(00)_105 rev A; 12001_C_(00)_106 rev B; 12001_C_(00)_107 rev A; 12001_C_(00)_108 rev A; 12001_C_(00)_109 rev A; 12001_C_(00)_110 rev A; 12001_C_(00)_111 rev A; 12001_C_(00)_200 rev A; 12001_C_(00)_201 rev B; 12001_C_(00)_202 rev A; 12001_C_(00)_220 rev A; 12001_C_(00)_221 rev A; 12001_C_(00)_222 rev A; 12001_C_(00)_223 rev A; 12001_C_(00)_300 rev A.

Area D:

12001_D_(00)_099 rev A; 12001_D_(00)_100 rev A; 12001_D_(00)_101 rev A; 12001_D_(00)_102 rev A; 12001_D_(00)_103 rev A; 12001_D_(00)_104 rev A; 12001_D_(00)_105 rev A; 12001_D_(00)_106 rev A; 12001_D_(00)_200 rev B; 12001_D_(00)_220 rev A; 12001_D_(00)_300 rev A.

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

- 67 Prior to the commencement of use of the plant equipment hereby approved, the equipment shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing and adequately silenced and maintained as such. All such measures shall thereafter be permanently 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 A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 68 Music noise levels on the premises should be controlled so as not to exceed NR35 07:00-23:00hrs in all habitable rooms, and NR25 in bedrooms from 23:00 to 07:00hrs (measured as a 15-minute linear Leq at the octave band centre frequencies).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, TC1, TC2, and TC4 of the London Borough of Camden Local Plan 2017.

- 69 The management and dispersal of customers within Area A market retail and hot food/cafe areas shall be in accordance with the details set out in the following documents: document titled 'Hawley Wharf - Dispersal Policy', plan labelled 'Preferred night-time exit route' and Camden Lock Village Management Plan dated September 2012.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, TC1, TC2 and TC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant conditions of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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

Chief Planning Officer