

Application ref: 2020/1602/P
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Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**369-377 Kentish Town Road
London
NW5 2TJ**

Proposal:

Details required by condition 10 (Piling Method Statement), 26 (London Underground Structural Matters), 27 (Revised Energy Statement), 28 (Revised Sustainability Strategy) and 29 (Solar PVs) of planning permission 2019/0910/P dated 12/03/2020 (Redevelopment including change of use from car wash (Sui Generis) and erection of part six and part seven storey building plus basement to provide 14 flats (10 x 2-bed units and 4 x 1-bed) (Class C3) at 1st floor and above (with terraces at 5th floor rear and 6th floor level (north elevation); and retail (Class A1) or restaurant (Class A3) use at ground and basement level incorporating widened pavement to Kentish Town Road).

Drawing Nos: Fire hydrant location; Thames Water asset location search; Basement plan with LUL tunnels; Section with LUL tunnels (CG/28407-002 Rev 0); Summary note for condition 26 prepared by Price & Myers dated March 2020; Cover letter prepared by Savills dated 3 April 2020; Planning Statement Section 106 Response (Energy Efficiency and Renewable Energy Plan and Sustainability Plan) prepared by Peter Deer and Associates dated 5th June 2020; Email from Kler Manjit dated 12 February 2020; Summary note for condition 10 prepared by Price & Myers dated March 2020; Structural drawings (proposed basement plan); Letter from Thames Water dated 7th August 2020; Letter prepared by KTR Carwash Project Ltd agreeing to carbon offset contribution of £38,141, dated 22nd July 2022

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting permission:

Piling method statement

No impact piling is proposed. Construction of piles would be completed using a bored continuous flight auger. Detail of nearby utility assets, including those of Thames Water have been provided. Thames Water have confirmed that they have reviewed technical submissions and have no further comment on the proposal subject to certain conditions. These conditions would be included as informatives on the decision notice. The details demonstrate that existing below ground public utility infrastructure and controlled waters would be safeguarded.

London Underground

The proposed development is close to London Underground (LU) tunnels. The applicant has submitted correspondence with LU which confirms that they have reviewed the Ground Movement Analysis in the BIA and the predicted impact on the Northern Line tunnels is of no concern. London Underground Infrastructure Protection have confirmed that this condition can be discharged.

Revised energy statement

The submissions provide the evidence required by the condition and the results are an improvement compared to the approved scheme. The overall scheme emissions have reduced from 29.00 CO₂ to 27.54 CO₂ by means of reductions in the residential parts. The final proposals will be reviewed as part of the s106 discharge process (Energy Efficiency & Renewable Energy Plan (EE&RE)). The condition is recommended for discharge subject to securing the full £38,141 carbon offset. A legal side letter agreeing to the additional CO₂ contribution has been signed by all parties.

Revised Sustainability Strategy

The submitted details demonstrate the water efficiency target is capable of being met in the scheme. An extensive "green roof with PV and blue roof rainwater attenuation" is proposed. The detailed proposals will be reviewed within their pre-implementation s106 submission. In reviewing the Sustainability Plan there will be an expectation of at least 150mm substrate in the extensive green roof as per industry standards. The solar PV information meets officer's expectations including a 3D shading model. Taking into account shading, the calculations still predict higher electricity yield (3060kWh) than proposed (2,882kWh)". There would be no active cooling in the development and the equipment being sourced would contain no capacity for use as active cooling. The details demonstrate the development would contribute to minimising the effects of, and can adapt to a changing climate.

Solar PVs

The final proposed PV details will be reviewed prior to implementation as part of the discharge of the "zero and low carbon technologies" clause and EE&RE Plan in the s106 agreement. The details demonstrate the provision of adequate on-site renewable energy facilities.

The planning and appeal history of the site has been taken into account when coming to this decision. A letter of objection was received and taken into consideration in the assessment of this application, but as the comments made related to the design and impact on overshadowing, rather than the conditions being assessed, they were given limited weight.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies T3, C1, CC1, CC2, CC3 and CC4 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (Detailed drawings / samples), 4 (Sample panel of brickwork), 7 (Sound insulation between dwellings), 8 (Sound insulation between dwellings and commercial), 11 (Bird and bat boxes), 12 (Air quality monitors), 14 (Part M4(2) compliance), 15 (Part M4(3) compliance), 16 (Sustainable Urban Drainage, Part B), 18 (Chartered engineer), 21 (Plant), 23 (Mechanical Ventilation), 25 (Thames Water) and 33 (fire statement) of planning permission granted on 12/03/2020 ref:2019/0910/P are outstanding and require details to be submitted and approved.

You are advised that details have been submitted to discharge Conditions 16 (Sustainable Urban Drainage, Part A Only), 30 (Rainwater Harvesting or Greywater Recycling) and 32 (Revised Air Quality Risk Assessment), and these submissions are being assessed.

- 3 You are reminded of the conditions imposed by Thames Water set out below:

The developer undertakes a post construction CCTV to confirm the condition of the storm overflow.

Real-time vibration monitoring is required throughout the construction phase. The monitors are to be installed as close to the water main alignment as possible, with trigger levels set as follows:

- a. Amber Trigger - 5mm/s PPV (reportable to Thames Water)
- b. Red Trigger - 10mm/s PPV (reportable to Thames Water and work stops until risk is mitigated)

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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer