

Application ref: 2021/3580/P
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DWD Property + Planning
6 New Bridge Street
London
EC4V 6AB
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted Subject to a Section 106 Legal Agreement

Address:

Tybalds Estate
New North Street
London
WC1N 3JT

Proposal:

Demolition of existing storage sheds and infill development on the existing Tybalds Estate including erection of three blocks, two mews terraces, and conversion of the lower ground floor of three existing blocks to provide a total of 56 residential homes (Class C3) comprising 28 affordable and 28 market units with associated community space, alterations to existing residential block entrances, provision of a lift to existing Devonshire Court, refuse facilities, public realm improvements, alterations to parking layout, cycle parking, landscaping and associated works.

Drawing Nos: Drawing Numbers: X-001, X-002, X-010, X-011, X-100, X-101, X-102, X-020, X-200, X-021, X-201, X-022, X-202, X-023, X-203, BLEM-001, BLEM-100, BLEM-030, BLEM-300, B-100 A, B-101, B-102, B-103, B-200 A, B-300, B-301, B-302, B-303, C-100, C-101, C-102, C-200, C-300, C-301, C-302, C-303, BR-100, D-100 A, D-101, D-102, D-103, D-200, D-300, D-301, EM-100, EM-101, EM-102, EM-103, EM-200, EM-201, EM-300, EM-301, EM-302, EM-303, WM-100, WM-101, WM-102, WM-103, WM-200, WM-300, WM-301, WM-302, WM-303, UB-001, UB-100, UB-020, UB-200, UF-001, UF-100, UF-020, UF-200, UF-023, UF-201, UR-001, UR-100, UR-020, UR-200, US-001, US-100, UB-300, UB-301, UB-101, UF-101, UR-101, CL-001, CL-100, BB-001, BB-100, DL-001, DL-100

Background Papers and Supporting Documents: WSP Fire Statement ref: FSTE01, TGA Energy and Sustainability Statement, TGA Thermal Comfort Report, Land Quality, Ground Conditions and Contamination ref 12698 parts 1 - 14, Archaeology Assessment ref 126968 parts 1-5, Bat Roost Assessment RT-MME-154667-05- Rev B, Ecological Appraisal RT-MME-154667-04-Rev B, Arboricultural Method Statement RT-MME-154667-03 Rev A, Arboricultural Impact Assessment RT-MME-154667-02 Rev A, Preliminary Arboricultural Impact Assessment RT-MME-154667-01 Rev A, Health Impact Assessment July 2021, Waste Management Strategy 3170/1110, Draft Construction Logistics Plan parts 1-2 dated June 2021, Draft Delivery and Servicing Plan dated June 2021, Transport Statement parts 1-2 dated June 2021, Noise and Vibration Assessment dated 17/06/2021, Air Quality Neutral Assessment dated 01/06/2021, Air Quality Assessment dated 01/06/2021, Flood Risk Assessment and Surface Drainage Strategy parts 1-2 REF: 219218 - June 2021 Rev P03, Landscape Design and Access Statement parts 1-3 July 2021, Statement of Community Involvement parts 1-2 July 2021, Daylight and Sunlight Study (neighbouring properties) dated May 2021, Daylight and Sunlight Study (within the development) dated May 2021, EDP Heritage Assessment parts 1-3 ref edp6644_r001a, Design and Access Statement parts 1-20 dated July 2021, DWD Affordable Housing Viability Appraisal dated July 2021, DWD Planning Statement dated July 2021, Cover Letter dated 23/07/2021, Independent review of daylight and sunlight assessment dated 04 January 2021, BPS Addendum 17th January 2021, BPS Independent Viability Review 05/11/2021

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:

Drawing Numbers: X-001, X-002, X-010, X-011, X-100, X-101, X-102, X-020, X-200, X-021, X-201, X-022, X-202, X-023, X-203, BLEM-001, BLEM-100, BLEM-030, BLEM-300, B-100 A, B-101, B-102, B-103, B-200 A, B-300, B-301, B-302, B-303, C-100, C-101, C-102, C-200, C-300, C-301, C-302, C-303, BR-100, D-100 A, D-101, D-102, D-103, D-200, D-300, D-301, EM-100, EM-101, EM-102, EM-103, EM-200, EM-201, EM-300, EM-301, EM-302, EM-303, WM-100, WM-101, WM-102, WM-103, WM-200, WM-300, WM-301, WM-302, WM-303, UB-001, UB-100, UB-020, UB-200, UF-001, UF-100, UF-020, UF-200, UF-023, UF-201, UR-001, UR-100, UR-020, UR-200, US-001, US-100, UB-300, UB-301, UB-101, UF-101, UR-101, CL-001, CL-100, BB-001, BB-100, DL-001, DL-100

Background Papers and Supporting Documents: WSP Fire Statement ref: FSTE01, TGA Energy and Sustainability Statement, TGA Thermal Comfort Report, Land Quality, Ground Conditions and Contamination ref 12698 parts 1 - 14, Archaeology Assessment ref 126968 parts 1-5, Bat Roost Assessment RT-MME-154667-05- Rev B, Ecological Appraisal RT-MME-154667-04-Rev B, Arboricultural Method Statement RT-MME-154667-03 Rev A, Arboricultural Impact Assessment RT-MME-154667-02 Rev A, Preliminary Arboricultural Impact Assessment RT-MME-154667-01 Rev A, Health Impact Assessment July 2021, Waste Management Strategy 3170/1110, Draft Construction Logistics Plan parts 1-2 dated June 2021, Draft Delivery and Servicing Plan dated June 2021, Transport Statement parts 1-2 dated June 2021, Noise and Vibration Assessment dated 17/06/2021, Air Quality Neutral Assessment dated 01/06/2021, Air Quality Assessment dated 01/06/2021, Flood Risk Assessment and Surface Drainage Strategy parts 1-2 REF: 219218 - June 2021 Rev P03, Landscape Design and Access Statement parts 1-3 July 2021, Statement of Community Involvement parts 1-2 July 2021, Daylight and Sunlight Study (neighbouring properties) dated May 2021, Daylight and Sunlight Study (within the development) dated May 2021, EDP Heritage Assessment parts 1-3 ref edp6644_r001a, Design and Access Statement parts 1-20 dated July 2021, DWD Affordable Housing Viability Appraisal dated July 2021, DWD Planning Statement dated July 2021, Cover Letter dated 23/07/2021, Independent review of daylight and sunlight assessment dated 04 January 2021, BPS Addendum 17th January 2021, BPS Independent Viability Review 05/11/2021

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

3 Detailed drawings/samples

Prior to commencement of the relevant part of the development, detailed drawings, information or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council

- a) Plan, elevation and section drawings, of all external windows, window reveals and doors at a scale of 1:10;
- b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, brickwork and cladding;

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 each development shall be carried out in accordance with the approval given.

- c) Details of CCTV and lighting strategy

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 surrounding conservation area in accordance with the requirements of policy D1 and D2 of the Camden Local Plan 2017.

4 Landscaping - details

Prior to commencement of the relevant part of the works, full details of hard and soft landscaping including planting and species details for all 51 new trees and means of enclosure of all un-built, open areas, shall be submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details and programme 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 D1 and D2 of the Camden Local Plan 2017.

5 Landscaping - replacement planting

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

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

6 Prior to the commencement of the relevant works on site, tree protection measures shall be installed and working practices adopted in accordance with RT-MME-154667-01 Rev A, RT-MME-154667-02 Rev A. 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 BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

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 Camden Local Plan.

7 External fixtures

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the Camden Local Plan 2017.

8 SUDS

Prior to commencement of the proposed development, full details of the sustainable drainage system shall be submitted to, and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water and shall demonstrate the runoff rates approved by the Local Planning Authority. A revised drainage statement, SuDS pro-forma and supporting evidence should be included with:

- The proposed SuDS or drainage measures including storage capacities, and calculation/modelled evidence to support the storage capacities,
- The proposed surface water discharge rates or volumes, and associated flow control measures, and calculation/modelled evidence to support the proposed discharge rates,
- Agreement in writing of the proposed discharge rates and outfall rates with the relevant regulatory authority,
- Typical / standard details for proposed features such as permeable pavements/surfacing, green roofs and other proprietary drainage elements proposed,
- Demonstration of no flood risk to buildings and measures to manage exceedance flows on site.

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

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

9 Air quality

Prior to commencement of the relevant part of the development full details of the air quality monitors shall be submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance. Evidence should also be provided to demonstrate that the monitors have been in place for at least 3 months prior to the proposed implementation date.

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

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

10 Air quality

Prior to occupation of the relevant part of the development evidence that an appropriate PM filtration system on the mechanical ventilation intakes of the relevant buildings has been installed, and a detailed mechanism to secure maintenance of this system and changing of filters, should be submitted to the Local Planning Authority and approved in writing.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4.

11 Non-road mobile machinery

All Non-road Mobile Machinery (NRMM) used during the course of the development that is within the scope of the GLA 'Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (SPG) dated July 2014, or any successor document, shall comply with the low emission zone requirements therein and be registered for use on the NRMM register (or any superseding register).

Reason: To ensure that air quality is not adversely affected by the development in accordance with policy CC4 of the Camden Local Plan 2017, and policy 7.14 of the London Plan and the Mayor's SPG: The Control of Dust and Emissions During Construction and Demolition.

12 Land contamination - site investigation

Prior to commencement of any development other than works of demolition, site clearance & preparation, a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing.

Site investigations associated with the relevant part of the development shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

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 policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

13 Land Contamination - remediation

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 the

Environment Agency's Model Procedures for the Management of Contamination (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 policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

14 Plant and equipment - acoustic isolation

Prior to occupation of the relevant part of the development, the approved plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1, and CC1 of the London Borough of Camden Local Plan 2017.

15 Plant and equipment - noise compliance

Prior to commencement of the relevant part of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

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

16 Internal noise levels

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

Reason: To safeguard the amenities of the approved dwellings in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

17 Cycle parking

The cycle storage space as shown on the plans hereby approved shall provide 104 CPG Transport (2021) compliant cycle parking spaces at the site. The facilities shall be provided in their entirety prior to first occupation of the relevant part of the development, and permanently retained thereafter.

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.

18 Biodiversity enhancements

Prior to commencement of the relevant part of the development, a plan showing details of biodiversity enhancements on the buildings (including details of bird and bat boxes) appropriate to the development's location, scale and design shall be submitted to and approved in writing by the local planning authority. The measures 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 and in accordance with policy A3 of the Camden Local Plan 2017.

19 Biodiversity

Any removal of 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: To ensure the development contributes towards the protection of any existing habitats and valuable areas for biodiversity in accordance with policy A3 of the Camden Local Plan 2017.

20 Living roof details

Prior to commencement of the relevant part of the development full details of the biodiverse, substrate-based extensive living roofs to be incorporated into the development shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should be informed by the Ecological Appraisal and should reflect the local conditions and species of interest. The details shall include:

- detailed maintenance plan;
- details of its construction and the materials used;
- a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm;
- full planting details including species showing planting of at least 16 plugs per m². The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the

premises are first occupied.

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

21 Air source heat pumps

Prior to commencement of the relevant part of the development, details, drawings and data sheets showing the location, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving of the air source heat pumps and associated equipment to be installed on the buildings, shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include a commitment to monitor performance of the system post construction. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

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

22 Rainwater harvesting

Prior to commencement of the relevant part of the development, details of rainwater recycling feasibility shall be submitted. If feasible, proposed details should be submitted to the local planning authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.

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

23 GPDO - mews houses

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2015) or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

24 Fire Statement

The development must be carried out in accordance with the provisions of the Planning Fire Safety Strategy prepared by WSP dated 12/07/2021 unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

25 Accessibility

The development hereby approved shall be designed and constructed in accordance with Building Regulations, Part M4 (1), Part M4 (2) and Part M4 (3).

Reason: To ensure that the internal layout of the building makes sufficient provision for the needs of people with disabilities in accordance with the requirements of Policy C6 of the Camden Local Plan 2017.

26 Water efficiency

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

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

27 Electric vehicle charging

Prior to commencement of the relevant part of the development, confirmation that the necessary measures to secure electric car charging point for 20% of the proposed parking spaces on site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy T1 and T2 of the London Borough of Camden Local Plan 2017.

28 Privacy screens

A 1.8 metre high privacy screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected prior to the use of the approved mews roof terrace areas and shall be permanently retained thereafter.

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

29 TRA

No sound emanating from the TRA hall use shall be audible within any

adjoining premises.

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

30 Waste storage

Prior to occupation of the relevant part of the development, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5 of the Camden Local Plan.

31 *Affordable housing

Affordable housing shall be provided in accordance with the conditions and approved documents as set out in this decision. All affordable housing units shall be constructed and fitted out as units which are suitable for occupation as affordable housing and shall only be occupied and shall be retained in perpetuity for no purpose other than for the provision of social rented and intermediate housing in accordance with the targets set by the Regulator; not disposing of any interest in the Affordable Housing Units (except by way of mortgage) other than to any other Registered Social Landlord registered with the Regulator or any other body organisation or company registered with the Charity Commissioners for England and Wales and approved by the Homes and Communities Agency or the Regulator or the Council. The total cost of rent and service and management charges for the affordable housing shall meet targets for Social Rented Housing set by the Regulator.

Reason: To secure sufficient provision of affordable housing in the development in accordance with the requirements of policy H4 of the Camden Local Plan 2017.

32 *Employment and training

- The applicant should work to CITB benchmarks for local employment when recruiting for construction-related jobs as per section 68 of the Employment sites and business premises CPG.
- The applicant should advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely.
- The applicant should provide a specified number (to be agreed) of construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre, as per section 70 of the Employment sites and business premises CPG.
- The applicant must recruit 1 construction apprentice per £3million of build

costs and pay the council a support fee of £1,700 per apprentice as per section 65 of the Employment sites and business premises CPG.

- If the value of the scheme exceeds £1 million, the applicant must also sign up to the Camden Local Procurement Code, as per section 71 of the Employment sites and business premises CPG.

- The applicant provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.

Reason: To ensure the development provides sufficient employment and training in line with the requirements of policy E1 of the Camden Local Plan 2017.

33 *Energy and sustainability

The development shall not be carried out other than in complete accordance with the submitted Energy and Sustainability Statement prepared by TGA to achieve a reduction in CO2 emissions across the site by at least 38.1% beyond the baseline. A meter shall at all times be installed to monitor the energy output of the technologies.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

34 * CMP

Prior to commencement of development, including demolition, a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority.

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

Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction periods and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction and demolition. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.

Reason: In order to protect the pedestrian environment and the amenities of

the area generally and to ensure the continued free flow of traffic in the area in accordance with policies A1 and T1 of the Camden Local Plan 2017.

35 *CMP support contribution

On or prior to implementation, confirmation that the necessary measures to secure a CMP implementation support contribution for the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policies A1 and T1 of the Camden Local Plan 2017.

36 *Construction impact bond

On or prior to implementation, confirmation that the necessary measures to secure a construction impact bond for the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policies A1 and T1 of the Camden Local Plan 2017.

37 *Car free

Prior to first occupation of any of the residential units, the owner would ensure through agreement with each occupier of the residential units is informed of the Local Planning Authority's policy that they shall not be entitled to be granted a Residents Parking Permit.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policy T2 of the Camden Local Plan 2017.

38 *Delivery and service management plan

Prior to occupation a delivery and service management plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policy T2 of the Camden Local Plan 2017.

39 *Highways contribution

On or prior to implementation, confirmation that the necessary measures to secure and highways improvements around the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies T1 and T2 of the Camden Local

Plan 2017.

40 *PCE contribution

On or prior to the Implementation Date, confirmation that the necessary measures to secure pedestrian, cyclist and environmental works improvements around the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policies T1 and T2 of the Camden Local Plan 2017.

41 *Carbon offset payment

On or prior to implementation, confirmation that the necessary measures to secure a carbon offset payment for the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development minimises the effect of climate change in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.

42 *Land swap

Not to Implement or permit Implementation or otherwise take any steps to carry out the Development of Phase 2 until such time as the Owner has demonstrated in writing to the Council's satisfaction that the Land Swap has taken place.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policies T1 and T2 of the Camden Local Plan 2017.

43 *Phasing plan

Prior to implementation a Phasing Plan shall be submitted to and approved in writing by the Council.

Reason: To ensure the delivery of the public realm, community facilities and housing in accordance with Policy G1 of the London Borough of Camden Local Plan 2017.

44 *Community space future use plan

On or prior to the occupation of the new community space to be provided in the ground floor of Block C, a Community Space Future Use Plan shall be submitted and approved by the Council.

Reason: To ensure the delivery of community facilities in accordance with Policy G1 and C2 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 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, 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 4 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 6 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.
- 7 The matters covered by conditions marked with an * are matters which would usually be incorporated into a Section 106 Agreement. On Council own schemes because the Council cannot enter into an agreement with itself the usual practice would for the permission to reference the Section 106 requirements for information.

If the Council retains ownership of the application site although the reference to Section 106 requirements would not be legally binding they would act as a record of the requirements the Council as planning authority expects the Council as landowner to comply with. If the Council disposes of a relevant interest in the Application Site (which for the avoidance of doubt will not include disposals to individual tenants and occupiers) the incoming owner will be required to enter into a Section 106 giving effect to those requirements which will then become a legally binding document.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer