

Application ref: 2022/0007/P
Contact: Kate Henry
Tel: 020 7974 3794
Email: Kate.Henry@camden.gov.uk
Date: 1 February 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Quod
8-14 Meard Street Street
London
W1F 0EQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

**Land bounded by Grafton Terrace
Maitland Park Villas and Maitland Park
containing Existing TRA Hall and Garages; and Land adjacent to Maitland Park
Villas containing existing Aspen House
gymnasium and garages**

Proposal:

Variation of conditions 2 (approved plans and documents), 4 (sample panel of brickwork), 7 (SUDS), 8 (contamination), 10 (hard and soft landscaping), 21 (Home Quality Mark), 22 (CMP), 26 (levels plans), 28 (local employment), 29 (local procurement), 31 (energy efficiency and renewables plan), 34 (solar PV and green roofs) and 39 (substation) of planning permission 2014/5840/P, dated 31/03/2015 (as amended by 2015/6696/P, dated 14/04/2016 and 2019/4998/P, dated 25/09/2020) (for: provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace): namely, to amend the play provision strategy.

Drawing Nos: MPI_P01_PL02; MPR-TMA-ZZ-GF-GA-L-100001_P08; MPR-TMA-ZZ-GF-SH-L-100002_P07; MPR-TMA-ZZ-GF-GA-L-100003_P07; MPR-TMA-ZZ-GF-GA-L-100004_P08; MPR-TMA-ZZ-GF-GA-L-100007_P05; Cover letter, dated 04/01/2022.

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

Condition(s) and Reason(s):

- 1 This condition is intentionally left blank.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan; MPI_P01_PL02; MPI_P02_PL02; MPI_P03_PL12; MPI_P05_PL12; MPI_P06_PL12; MPI_P10_PL11; MPI_P11_PL15; MPI_P12_PL15; MPI_P13_PL15; MPI_P14_PL14; MPI_P15_PL14; MPI_P20_PL02; MPI_P21_PL18; MPI_P22_PL12; MPI_P25_PL02; MPI_P26_PL16; MPI_P30_PL13; MPI_P31_PL12; MPI_P32_PL12; MPI_P33_PL12; MPI_P34_PL11; MPI_P35_PL11; MPI_P40_PL02; MPI_P42_PL14; MPI_P43_PL10; MPI_P45_PL02; MPI_P46_PL09; MPI_P100_PL11; MPI_P110_PL14; MPI_P120_PL12; MPI_P130_PL12; MPI_P150_PL11; MPR-TMA-ZZ-GF-GA-L-100001_P08; MPR-TMA-ZZ-GF-SH-L-100002_P07; MPR-TMA-ZZ-GF-GA-L-100003_P07; MPR-TMA-ZZ-GF-GA-L-100004_P08; MPR-TMA-ZZ-GF-GA-L-100005_P04; MPR-TMA-ZZ-GF-GA-L-100006_P05; MPR-TMA-ZZ-GF-GA-L-100007_P05; MPR-TMA-ZZ-GF-SH-L-100008_P04; MPR-TMA-ZZ-GF-GA-L-100009_P04; MPR-TMA-ZZ-GF-DT-L-300036_P01; MPR-TMA-ZZ-GF-DT-L-300032_P02; MPR-TMA-ZZ-GF-DT-L-300031_P02; MPR-TMA-ZZ-GF-DT-L-300030_P02; MPR-TMA-GT-GF-SC-L-200043_P03; MPR-TMA-ZZ-GF-DT-L-300001_P02; MPR-TMA-ZZ-GF-DT-L-300002_P02; MPR-TMA-ZZ-GF-DT-L-300003_P02; MPR-TMA-ZZ-GF-DT-L-300004_P02; MPR-TMA-AC-GF-SC-L-200003_P03; MPR-TMA-AV-GF-SC-L-200010_P02; MPR-TMA-AV-GF-SC-L-200014_P02; MPR-TMA-EX-GF-SC-L-200020_P02; MPR-TMA-GT-GF-SC-L-200040_P03; MPR-TMA-GT-GF-SC-L-200041_P03; MPR-TMA-GT-GF-SC-L-200042_P03; MPR-TMA-ZZ-GF-DT-L-300014_P03; MPR-TMA-ZZ-GF-DT-L-300015_P03; MPR-TMA-ZZ-GF-DT-L-300016_P03; MPR-TMA-ZZ-GF-DT-L-300017_P02; MPR-TMA-ZZ-GF-DT-L-300010_P03; MPR-TMA-ZZ-GF-DT-L-300011_P03; MPR-TMA-ZZ-GF-DT-L-300012_P03; MPR-TMA-ZZ-GF-DT-L-300013_P03; MPR-TMA-ZZ-GF-DT-L-300025_P03; MPR-TMA-ZZ-GF-DT-L-300026_P03; MPR-TMA-ZZ-GF-DT-L-300027_P03; MPR-TMA-ZZ-GF-DT-L-300020_P03; MPR-TMA-ZZ-GF-DT-L-300021_P03; MPR-TMA-ZZ-GF-DT-L-300022_P03; MPR-TMA-ZZ-GF-DT-L-300023_P03; MPR-TMA-ZZ-GF-DT-L-300024_P03; Landscape Management & Maintenance Plan P04 prepared by Turkington Martin dated 02/08/21; Landscape Specification - tree accessory info; Tree constraints existing layout; Tree constraints plan; Tree protection plan; Arboricultural Report by Crown consultants dated 5th June 2014; Tree schedule; Arboricultural Impact assessment by Crown consultants dated 1st April 2014; Daylight/sunlight Reports by Avison Young dated August 2014, September 2019 and February 2020; Drainage design strategy by Ramboll dated May 2014; Ecology Report by Ramboll dated July 2014; Ecology Statement by The Ecology Consultancy dated 26.09.2019; Energy Strategy by TGA dated 21 February 2020; Geotechnical and environmental desk study by Ramboll dated July 2014; Noise and vibration impact assessment by Ramboll dated July 2014; Transport Assessment by Ramboll dated May 2014; Planning Statements by Quod Planning dated July 2014 and 02 March 2020; Design and Access Statement by Cullinan Studios Revision H dated February 2020 and Financial Viability Assessment prepared by Beacon Partnership dated February 2020; MPI- P-502 PL10; 501 PL08; 500

PL08; Maitland Park - Home Quality Mark Assessment prepared by Envision dated 23/07/2020.

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

- 3 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails 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 policy D1 of the London Borough of Camden Local Plan 2017.

- 4 Facing brickwork shall match the sample panel approved under application reference 2021/0690/P, dated 03/03/2021, or other such details which have been submitted to and approved in writing by the local planning authority.

The approved panel shall be retained on site until the work has been completed.

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

- 5 Noise thresholds

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.

- 6 Noise mitigation

The development shall be carried out in accordance with the noise mitigation measures set out in the Acoustic Review Report by Cole Jarman (16/0565/R2 REVISION 4), hereby approved.

No residential unit shall be occupied until the mitigation measures relevant to all units have been installed.

Reason: To safeguard the amenities of the future occupants of the development in accordance with the requirements of policies A1 and A4 of the

London Borough of Camden Local Plan 2017.

- 7 The sustainable drainage system shall accord with the details approved under application reference 2020/4932/P dated 23/02/2021, or other such details which have been submitted to and approved in writing by the local planning authority. Systems shall thereafter be retained and maintained in accordance with the approved details.

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

- 8 The development hereby approved shall be undertaken in accordance with the details approved under application references 2017/0661/P, dated 13/03/2017 (part A - written programme of ground investigation), and 2020/4873/P, dated 23/02/2021 (part B - remediation strategy)

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 C1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 9 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s), in accordance with policy A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 10 Hard and soft landscaping

The hard and soft landscaping shall accord with the details approved under application reference 2021/0423/P, dated 30/10/2021, or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character

- 11 Music noise levels

No music shall be played in the community hall in such a way as to exceed levels of 47dB Leq,1min at 63Hz and 41dB Leq,1min at 125Hz inside any habitable room of any residential dwelling (including those forming part of the development itself). Dwellings forming part of the scheme should be considered with windows closed and adequate background ventilation provided.

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.

12 Lifetime Homes

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 H6 of the London Borough of Camden Local Plan 2017.

13 Tree protection

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 tree protection details approved under application reference 2016/3170/P, dated 12/12/2016, or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

14 Cycle storage

Before the relevant parts of the works within (a) Aspen Court; (b) Aspen Villas; or (c) Grafton Terrace of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that part of the development, detailed plans indicating the type and layout of secure and covered cycle storage facilities for the relevant part shall be submitted to and approved by the local planning authority in writing. The number of cycle spaces provided shall be as set out below.

- (a) Aspen Court: 58 long term cycle spaces plus 12 short term cycle spaces
- (b) Aspen Villas: 40 cycle spaces plus 4 short term cycle spaces
- (c) Grafton Terrace: 28 cycle spaces plus 12 short term cycle spaces

The approved facilities shall thereafter be provided in their entirety prior to the first occupation of each respective 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.

15 Compliance with approved landscape details

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

16 Hours of use - TRA Hall

The use of the TRA Hall hereby permitted shall not be carried out outside the following times 0730-2230 Mondays to Saturdays and 9000-2200 on Sundays and Bank Holidays.

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.

17 Detailed drawings / materials

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Detailed drawings at 1:10 and samples of balustrades;

c) Facing materials shall accord with the details approved under application reference 2021/2893/P, dated 21/09/2021, or other such details which have been submitted to and approved in writing by the local planning authority.

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

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 London Borough of Camden Local Plan 2017.

18 * 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 housing, in line with the definition for such as set out within Camden Supplementary Planning Document "Affordable Housing and Housing in Mixed-Use Development" and the requirements of the London Plan in relation to Social Rented Housing as such may be; 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.

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policies DM1, H4 and H5 of the London Borough of Camden Local Plan 2017.

19 *Car free development

Prior to first occupation of any of the residential units, the landowner shall ensure through agreement that occupiers of the new units are informed of the Council's policy that they shall not be entitled (unless they are the holder of a disabled person's badge issued pursuant to s. 21 of the Chronically Sick and Disabled Persons Act 1970) to be granted a Residents Parking Permit to park a vehicle in a residents parking bay; shall not be able to buy a contract permanently to park within any car park owned, controlled or licensed by the Council nor shall they be entitled to be granted a Business Parking Permit except for future occupation by any existing resident of the site who can apply to the Council's Housing Department to park in a parking space or garage on a housing estate managed by the Council's Housing Department.

Reason: In order to ensure that the development does not contribute to increased car use and parking congestion in accordance with the requirements of policies DM1 and T2 of the London Borough of Camden Local Plan 2017.

20 * Parking management plan

Prior to first occupation of the residential uses, a Parking Management Plan for Aspen Court, setting out details of how measures to prevent private vehicles from accessing the hard standing (except for servicing and for access to the disabled parking spaces) would be incorporated in the design, shall be submitted to and approved in writing by the Local Planning Authority and shall contain mechanisms for monitoring, review and further approval by the local planning authority.

The development shall not be occupied other than in accordance with the Parking Management Plan.

Reason: In order to ensure that the new courtyard is not opened up to abuse from ad-hoc parking and to accord with the requirements of policies DM1, A1 and T2 of the London Borough of Camden Local Plan 2017.

21 * Home Quality Mark

The development shall accord with the Home Quality Mark Assessment approved under application reference 2020/4909/P, dated 23/02/2021, or other such details which have been submitted to and approved in writing by the local planning authority.

Prior to first occupation of each phase of the residential units, a post completion certificate which demonstrates that the phase has achieved at least Home Quality Mark 3 star or HQM 4 star if feasible and attaining at least 50% of the credits in the 'Energy' category and at least 53% in the 'Water' category and at least 24% of the credits in the 'Materials' category (in accordance with the Design Stage Sustainability Assessment) shall be submitted to and approved in writing by the local planning authority

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies DM1, CC1, CC2, CC3 and CC4 of the London Borough of Camden Local Plan 2017.

22 * CMP for demolition

This condition is left intentionally blank.

23 * Open Space contribution

Support for public open space shall be implemented in accordance with details approved under application reference 2016/0762/P, dated 02/03/2016, or such other details of necessary measures to secure provision of, and improvements to, public open space which have been subsequently submitted to and approved in writing by the local planning authority.

Reason: To ensure that the scheme makes adequate provision for open space facilities in the area and that the impact of the scheme on open space facilities is mitigated in accordance with policies DM1, A1, D1, A2 and A3 of the London Borough of Camden Local Plan 2017.

24 * Education contribution

Support for local education infrastructure shall be implemented in accordance with details approved under application reference 2016/0762/P, dated 02/03/2016, or such other details to secure appropriate measures to support the local education infrastructure which have been subsequently submitted to and approved in writing by the local planning authority.

Reason: To ensure that the impact of the scheme on the local education infrastructure is mitigated in accordance with policies DM1 and C2 of the London Borough of Camden Local Plan 2017.

25 * Environmental and public realm contribution

Support for necessary environment and public realm works shall be implemented in accordance with details approved under application reference 2016/0762/P, dated 02/03/2016, or such other details to secure appropriate measures to support necessary environment and public realm works which have been subsequently submitted to and approved in writing by the local planning authority.

Reason: To ensure that the pedestrian environment is maintained and improved in accordance with policies DM1, T1 and A1 of the London Borough of Camden Local Plan 2017.

26 * Level Plans

The development shall accord with the level plans approved under application reference 2020/4909/P, dated 23/02/2021, or other such details which have been 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 policies DM1 and A1 of the London Borough of Camden Local Plan 2017.

27 * CO2 offset contribution

Support for offsetting the CO2 emissions arising from the development shall be implemented in accordance with details approved under application reference 2016/0762/P, dated 02/03/2016, or such other details to secure necessary measures to secure appropriate provision for offsetting the CO2 emissions arising from the development which have been subsequently submitted to and approved in writing by the local planning authority.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies DM1, CC1, CC2, CC3 and CC4 of the London Borough of Camden Local Plan 2017.

28 * Local employment

Support for local employment shall be implemented in accordance with the details approved under application reference 2020/4909/P, dated 23/02/2021, or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To ensure the development provides sufficient employment and training in line with the requirements of policies E1, E2 and DM1 of the London Borough of Camden Local Plan 2017.

29 * Local procurement

Support for local procurement shall be implemented in accordance with the details approved under application reference 2020/5176/P, dated 11/02/2021, or other such details which have been submitted to and approved in writing by

the local planning authority.

Reason: To ensure the development provides sufficient employment and training in line with the requirements of policies E1, E2 and DM1 of the London Borough of Camden Local Plan 2017.

30 Legal agreement

In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement no works shall be progress on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with * in this notice of planning permission.

Reason: In order to define the permission and to secure development in accordance with policy DM1 of the London Borough of Camden Local Plan 2017.

31 * Energy Efficiency and renewables plan

The development shall accord with the energy efficiency and renewables plan approved under application reference 2020/5176/P, dated 11/02/2021, or other such details which have been submitted to and approved in writing by the local planning authority.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

32 * Highways works

Support for necessary highway works shall be implemented in accordance with details approved under application reference 2016/0762/P, dated 02/03/2016, or other such details of necessary measures to secure the necessary highway works for the development which have been subsequently submitted to and approved in writing by the local planning authority.

Reason: To ensure the development has an acceptable impact on the adjacent highway and provides an attractive safe and secure environment in accordance with the requirements of policies DM1 and A1 of the London Borough of Camden Local Plan 2017.

33 Number of residential units

The development hereby permitted shall comprise 119 residential units upon completion and be delivered in accordance with the approved plans set out in Condition 2 of this planning permission.

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

34 Solar PV and green roofs

The biodiverse roof and solar PV panels shall be installed in accordance with the details approved under application reference 2020/5298/P, dated 11/02/2021, or other such details which have been submitted to and approved in writing by the local planning authority.

The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities and to reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local plan Policies.

35 Verification report

Prior to occupation of the relevant block, an acoustic report shall be submitted to and approved by the Local Planning Authority in writing. The acoustic report shall provide details of all plant for that block and verify whether the cumulative noise from the plant complies with Condition 5 and provide details of any further mitigation required. Any mitigation required shall be provided 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.

36 Internal noise levels

Prior to occupation of the relevant block, an acoustic report shall be submitted to and approved by the Local Planning Authority in writing. The acoustic report shall provide full details of all plant in the plant room and shall:

- a) demonstrate the internal noise levels at any location within adjoining dwellings at 100Hz one third octave band centre frequency shall not exceed unweighted 48dB Leq at day (07:00hrs -23:00hrs) and 43dB Leq at night (23:00hrs - 07:00hrs) with the operation of the plant room at full capacity.
- b) include specification for the installed performance of the building fabric such as windows etc. and provide details of alternative means of background ventilation in order to comply with the noise limits set out in a) above.

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.

37 Music from TRA Hall

Prior to the first use of the TRA hall, an acoustic report shall be submitted to and approved by the Local Planning Authority in writing. The acoustic report shall provide sound tests to demonstrate music from the TRA Hall complies

with condition 11.

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.

38 Sound limiter

A suitable sound limiting device shall be installed in the TRA Hall. The limiting device shall be set to ensure the noise limits specified by condition 11 are not exceeded. Prior to the first use of the TRA hall, a certificate of compliance shall be submitted to and approved by the Local Planning Authority in writing. The limiter shall be protected in such a manner so as to prevent tampering by unauthorised persons.

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.

39 Substation

The substation shall be installed in accordance with the details approved under application reference 2020/5364/P, dated 24/02/2021, 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 policy D1 of the London Borough of Camden Local Plan 2017.

40 Wheelchair accessible units

Units AC_001, AC_002, AC_004, AC_008, AC_010 and AC_011 as indicated on the plan MPI_P_500_PL08 shall be designed and constructed in accordance with Building Regulations Part M4(3)(2)(b). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

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

41 Wheelchair adaptable units

Units AV_001, AV_005, AV_101, AV_106, GT_105 and GT_205 as indicated on the plans MPI_P_501_PL08 and MPI_P_502_PL10 hereby approved shall be designed and constructed in accordance with Building Regulations Part M4(3)(2)(a). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with policy H6 of London Borough of Camden

Local Plan 2017.

- 42 ** The development hereby permitted shall be implemented in conjunction with remainder of the 'linear fitness, activity and play trail' permitted as reference 2021/6108/P.

Reason: to ensure the linear fitness, activity and play trail is delivered as an alternative to the MUGA that was permitted as part of the redevelopment scheme in accordance with the requirements of Policy A2, C1 and C2 of the 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 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer