

Application ref: 2022/2542/P
Contact: David Fowler
Tel: 020 7974 2123
Email: David.Fowler@camden.gov.uk
Date: 3 March 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

CBRE Ltd.
Henrietta House
Henrietta Place
London
W1G 0NB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Abbey Co-op Phase 3 (Emminster & Hinstock and Abbey Co-op Community Centre)
Abbey Road
London
NW6 4DP

Proposal:

Demolition and redevelopment of Emminster and Hinstock blocks including Belsize Priory Health Centre, Abbey Community Centre, public house and commercial units to provide new residential accommodation (Use Class C3) and ground floor commercial space (Use Class E) to be used as flexible commercial units, across three buildings ranging from 4 to 11 storeys, along with car and bicycle parking, landscaping and all necessary ancillary and enabling works.

Drawing Nos:

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

Condition(s) and Reason(s):

- 1 Three years from the date of this permission

This development must be begun not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 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:

Existing plans:

ARR-PTE-ZZ-00-DR-A-10000, ARR-PTE-ZZ-00-DR-A-10101, ARR-PTE-ZZ-00-DR-A-10102, ARR-PTE-ZZ-00-DR-A-10103, ARR-PTE-ZZ-00-DR-A-10104, ARR-PTE-ZZ-00-DR-A-10105, ARR-PTE-ZZ-00-DR-A-10106, ARR-PTE-ZZ-00-DR-A-10107, ARR-PTE-ZZ-00-DR-A-10108, ARR-PTE-ZZ-00-DR-A-10109, ARR-PTE-ZZ-ZZ-DR-A-10210, ARR-PTE-ZZ-ZZ-DR-A-10211, ARR-PTE-ZZ-ZZ-DR-A-10212, ARR-PTE-ZZ-ZZ-DR-A-10313, ARR-PTE-ZZ-ZZ-DR-A-10314, ARR-PTE-ZZ-ZZ-DR-A-10315, ARR-PTE-ZZ-ZZ-DR-A-10316, ARR-PTE-ZZ-ZZ-DR-A-10317, ARR-PTE-ZZ-ZZ-DR-A-10318, ARR-PTE-ZZ-ZZ-DR-A-10319.

Demolition plans:

ARR-PTE-ZZ-00-DR-A-10020, ARR-PTE-ZZ-00-DR-A-10121, ARR-PTE-ZZ-00-DR-A-10122, ARR-PTE-ZZ-00-DR-A-10123, ARR-PTE-ZZ-00-DR-A-10124, ARR-PTE-ZZ-00-DR-A-10125, ARR-PTE-ZZ-00-DR-A-10126, ARR-PTE-ZZ-00-DR-A-10127, ARR-PTE-ZZ-00-DR-A-10128, ARR-PTE-ZZ-00-DR-A-10129, ARR-PTE-ZZ-ZZ-DR-A-10230, ARR-PTE-ZZ-ZZ-DR-A-10231, ARR-PTE-ZZ-ZZ-DR-A-10232, ARR-PTE-ZZ-ZZ-DR-A-10333, ARR-PTE-ZZ-ZZ-DR-A-10334, ARR-PTE-ZZ-ZZ-DR-A-10335, ARR-PTE-ZZ-ZZ-DR-A-10336, ARR-PTE-ZZ-ZZ-DR-A-10337, ARR-PTE-ZZ-ZZ-DR-A-10338, ARR-PTE-ZZ-ZZ-DR-A-10339.

Proposed plans:

ARR-PTE-ZZ-00-DR-A-10040 A, ARR-PTE-VA-ZZ-DR-A-10141 B, ARR-PTE-VB-ZZ-DR-A-10142 C, ARR-PTE-VB-ZZ-DR-A-10143 A, ARR-PTE-VB-ZZ-DR-A-10144 A, ARR-PTE-VC-ZZ-DR-A-10145 A, ARR-PTE-VC-ZZ-DR-A-10146 A, ARR-PTE-VA-ZZ-DR-A-10247 B, ARR-PTE-VB-ZZ-DR-A-10248 A, ARR-PTE-VC-ZZ-DR-A-10249 A, ARR-PTE-VA-ZZ-DR-A-10350 B, ARR-PTE-VA-ZZ-DR-A-10351 B, ARR-PTE-VA-ZZ-DR-A-10352 B, ARR-PTE-VB-ZZ-DR-A-10353 A, ARR-PTE-VB-ZZ-DR-A-10354 A, ARR-PTE-VB-ZZ-DR-A-10355 A, ARR-PTE-VC-ZZ-DR-A-10356 A, ARR-PTE-VC-ZZ-DR-A-10357 A, ARR-PTE-VC-ZZ-DR-A-10358 A, ARR-PTE-ZZ-ZZ-DR-A-10359 A, ARR-PTE-ZZ-ZZ-DR-A-10360 B, ARR-PTE-ZZ-ZZ-DR-A-10361 A, ARR-PTE-ZZ-ZZ-DR-A-10362 B, D2857-FAB-S1-XX-DR-L-9100 P1, D2857-FAB-S1-XX-DR-L-9101 P1, D2857-FAB-S1-XX-DR-L-9200 P1, D2857-FAB-S1-XX-DR-L-9201 P1.

Documents:

Transport Assessment ref: 47293/5001 rev A dated April 2022; Affordable Housing Statement ref: JAKI/FKI/JL/G6817; Air Quality Assessment ref: 29172-RP-IE-001; Arboricultural Impact Assessment ref: SHA 1032; Design and Access Statement Revision C, dated May 2022; Archaeological Desk-Based Assessment ref: JAC27849; Biodiversity Net Gain Assessment ref: 330510094; Statement of Community Involvement dated April 2022; Daylight and Sunlight Report ref: 19495; Ecological Assessment Report ref: 330510094; Energy

Statement dated 03/05/2022; Equalities Impact Assessment Report dated 4 May 2022; Planning Statement dated May 2022; Financial Viability Assessment ref: U0017643; Fire Statement ref: LO19113; Foul Drainage and Utilities Assessment ref: BS 1679; Phase 1 Ground Condition Assessment ref: ARR-STN-XX-00-RP-S-3501-S2-R01; Health Impact Assessment dated 3 May 2022; Heritage, Townscape and Visual Impact Assessment dated April 2022; Acoustics, Ventilation & Overheating, Level 1 Assessment ref: 9770.ATN01.AVO.0; Level 2 Overheating Assessment ref: 9770.RP02.AVO2.2; External Building Fabric Assessment ref: 9770.RP01.EBF.4; Operational Waste Management Strategy ref: 330510094; Pedestrian Wind Environment Study ref: WF389-02F02(REV4); Proposed External Luminaires Report ref: BS 1679; Sustainability Statement dated 29 April 2022; Circular Economy Statement ref: 60674228; Employment and Training Strategy dated May 2022; Stage 2/3 Whole-Life Cycle Carbon Assessment ref: 60674228; Flood Risk Assessment and Surface Water Drainage Strategy ref: 330510094, Daylight and Sunlight Report - Self assessment addendum (Delva Patman Redler) September 2022.

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

3 Detailed drawings/samples

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

- a) Plan, elevation and section drawings, head and cill, of all external new window and door openings.
- b) Samples and manufacturer's details of all new facing materials including glazing, bricks, window frames and handrails.
- c) A sample panel of all brickwork shall be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The panel must be constructed at 1:1 scale and be no less than 1m² in size demonstrate the proposed colour, texture, mortar and bond of the brickwork.
- d) 1:20 scale drawings of the detailed bay window studies.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan policies D1 and D2.

4 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, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the

immediate area in accordance with the requirements of Camden Local Plan policies D1 and D2.

5 Refuse and recycling

Prior to first occupation of:

- a) The residential units
- b) The commercial units

the refuse and recycling storage areas shall be completed and made available for occupants of that block/commercial unit. The development of each block/commercial unit shall not be implemented other than in accordance with such measures as approved. All such measures shall be in place prior to the first occupation of any residential units in the relevant plot and shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of Camden Local Plan policy CC5.

6 Roof terraces

No flat roofs within the development shall be used as terraces unless marked as such on the approved plans, without the prior express approval in writing of the Local Planning Authority.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the Camden Local Plan.

7 Water efficiency

The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Camden Local Plan policy CC3.

8 Non-road mobile machinery

No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of Camden Local Plan policies A1 and CC4.

9 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 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise in accordance with policy A1 of the Camden Local Plan 2017.

10 Vibration

No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise in accordance with policy A1 of the Camden Local Plan 2017.

11 Sound insulation - residential

Prior to commencement of above ground works, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value DnT,w and L'nT,w of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, [eg. living room and kitchen above bedroom of separate dwelling]. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with policy A1 of the Camden Local Plan 2017.

12 Sound insulation - commercial

Prior to commencement of above ground works, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling/ walls separating the commercial part(s) of the premises from noise sensitive premises. Details shall demonstrate that the sound insulation value DnT,w and L'nT,w is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within noise sensitive premises. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ adjacent dwellings/ noise sensitive premises is not adversely affected by noise in accordance with policy A1 of the Camden Local Plan 2017.

13 Noise - plant

In respect of any proposed mechanical ventilation or associated plant, the applicant shall ensure that the existing background noise level is not increased when measured one metre from the nearest noise sensitive elevation. In order to achieve this the plant must be designed / selected or the noise attenuated so that it is 10dB below the existing background level. This will maintain the existing noise climate and prevent 'ambient noise creep'.

Reason: To ensure that the amenity of occupiers of the development site/ adjacent dwellings/ noise sensitive premises is not adversely affected by noise in accordance with policy A1 of the Camden Local Plan 2017.

14 Archaeology

No demolition or development (save for demolition to ground level) shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and;

- A) The programme and methodology of site investigation and recording and the nomination of a competent person (s) or organisation to undertake the agreed works;
- B) Where appropriate, details or a programme for delivering related positive public benefits;
- C) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: Important archaeological remains may exist on this site. Accordingly the Local planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

15 Cycle parking - long stay

Prior to first occupation of each block, the following bicycle parking shall be provided:

- secure and covered parking for 252 resident's bicycles (general needs)

All such facilities shall thereafter be permanently maintained and retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Camden Local Plan policies T1 and T2, the London Plan and CPG Transport.

16 Cycle parking - short stay

Prior to first occupation, the following bicycle parking shall be provided:

- 8 short-term spaces

All such facilities shall thereafter be permanently maintained and retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Camden Local Plan policies T1 and T2, the London Plan and CPG Transport.

17 Part M4 (2)

The units indicated as such on the plan numbers hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2).

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 policies H1 and H6 of the Camden Local Plan 2017.

18 Part M4 (3)

The units indicated as such on the plan numbers hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (3).

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with the requirements of policies H1 and H6 of the Camden Local Plan 2017.

19 Lighting Strategy

A Lighting Strategy, with regards to bats and biodiversity impact, shall be submitted to and approved by the Council prior to occupation. Lighting on the premises shall be operated accordingly permanently thereafter.

Reason: To ensure an environment which conserves and enhances wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

20 Bird and bat boxes

Prior to commencement of above ground works, a plan showing details of eight bird and six bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The details should include 4 swift boxes and 6 bat boxes to be integrated into the fabric of the building, and a further four bird boxes to either be integrated into the fabric of the building or affixed to the outside of the building

The boxes shall be installed in accordance with the approved plans prior to the

occupation of the development and thereafter retained.

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

21 Secured by Design

a) Prior to above ground works design details of security (Secured by Design) measures shall be submitted to and approved in writing by the Local Planning Authority.

(b) Appropriate certificates detailing implementation of security (Secured by Design) measures in line with (a), shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development. The security measures approved shall be implemented in accordance with the approved details.

Reason: To ensure that the development mitigates the risk of burglary and antisocial behaviour.

22 Landscaping plans

Prior to the commencement of above ground works, full details of hard and soft landscaping - including details of 38 new trees, open areas shall be submitted to and approved by the local planning authority in writing. Such details shall include details of native species and species selected for biodiversity, any proposed replacement planting and post planting maintenance, earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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

23 Landscaping

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by no 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 (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5 and D1 of the London Borough of Camden Local Plan 2017.

24 Tree protection

Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. The protection shall then remain in place for the duration of works on site and recommendations made in the method statement followed, unless otherwise agreed in writing by the local 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.

25 SuDS: Evidence of Installation

Prior to occupation, evidence that the system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Planning Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan, with confirmation provided regarding who will own the maintenance of the implemented SuDS features.

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.

26 Electric vehicle charging

Prior to occupation, details of electric vehicle charging points, shall be submitted to and approved by the local planning authority.

Reason: To ensure the development encourages sustainable transport modes in accordance with policies T1, T2, CC1 and CC2 of the London Borough of Camden Local Plan Policies.

27 **Quantum of housing

The development hereby approved shall provide 139 residential units (Class C3) consisting of 93 market units, 36 social rented units and 10 Camden Living (intermediate) units.

Reason: To ensure the provision of housing, including affordable housing, in accordance with policies H1 and H4 of the Camden Local Plan.

28 Green roof

Prior to commencement of above ground development, further details of the green roof (design, sections, species and maintenance) are to be submitted to and approved by the Council, to follow the recommendations in the Ecological Assessment Report. The green roofs shall thereafter be constructed in accordance with the approved details prior to occupation of the relevant block, and they shall thereafter be retained and maintained in accordance with those details.

Reason: To ensure the development is sustainable and promotes biodiversity in line with Camden Local Plan policies CC1, CC3 and A3.

29 This entry is left intentionally blank.

30 Solar PV

Prior to commencement of development (except demolition), a feasibility assessment including overshadowing assessment and maintenance plan with the aim of maximising the provision of solar photovoltaics, to include 163 Solar PV panels providing 57kWp, should be submitted to the local planning authority and approved in writing. 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 in accordance with policies CC1 and CC2 of the London Borough of Camden Local plan Policies.

31 ****'Be Seen' energy monitoring & sustainability**

a) Prior to each Building being occupied, the Owner shall provide updated accurate and verified 'as-built' design estimates of the 'Be Seen' energy performance indicators for each Reportable Unit of the development, as per the methodology outlined in the 'As-built stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance (or any document that may replace it). All data and supporting evidence should be submitted to the GLA using the 'Be Seen' as-built stage reporting webform ([https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/be-seen-energy\[1\]monitoring-guidance](https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/be-seen-energy[1]monitoring-guidance)). The owner should also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in the 'In-use stage' of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it).

b) Upon completion of the first year of Occupation or following the end of the Defects Liability Period (whichever is the later) and at least for the following four years after that date, the Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the development as per the methodology outlined in the 'In-use stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it). All data and supporting evidence should be submitted to the GLA using the 'Be Seen' in-use stage reporting webform ([https://www.london.gov.uk/what-we-do/planning/implementing-london\[1\]plan/london-plan-guidance-and-spgs/be-](https://www.london.gov.uk/what-we-do/planning/implementing-london[1]plan/london-plan-guidance-and-spgs/be-)

seen-energy-monitoring-guidance). This obligation will be satisfied after the Owner has reported on all relevant indicators included in the 'In-use stage' chapter of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it) for at least five years.

c) In the event that the 'In-use stage' evidence submitted under Clause b) shows that the 'As-built stage' performance estimates derived from Clause a) have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'Be Seen' in-use stage reporting webform. An action plan comprising measures identified in Clause b) shall be submitted to and approved in writing by the GLA, identifying measures which would be reasonably practicable to implement and a proposed timescale for implementation. The action plan and measures approved by the GLA should be implemented by the Owner as soon as reasonably practicable.

d) A HQM 4 star rating shall be achieved.

e) 95% of demolition waste shall be diverted from landfill to be reused or recycled.

Definitions

"Defects Liability Period" means such period of time following Practical Completion of a Building in which a contractor may remedy defects as may be included in the building contract for the relevant Building;

"Reportable Unit" means a Reportable Unit (Energy Centre), Reportable Unit (Residential) or Reportable Unit (Non-Residential);

"Reportable Unit (Energy Centre)" means either a connection to a third-party District Heating Network, a self-contained Energy Centre serving multiple residential/non-residential properties (within the Site) or a self-contained energy system serving multiple residential properties (within a Block or Building);

"Reportable Unit (Residential)" means an individual Block or Building of five or more flats or a group of five or more houses;

"Reportable Unit (Non-Residential)" means a Building with a single occupier/tenant (including block of flats' communal areas) or a Building with multiple tenants;

Reason: To ensure the development provides adequate on-site renewable energy facilities and contributes to minimising the need for further

32 Air Quality Monitoring

No development shall take place until

a. prior to installing monitors, full details of the air quality monitors have been 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 of the fact that they will be installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;

b. prior to commencement, evidence has been submitted demonstrating 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

development works 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.

33 Mechanical Ventilation

Prior to commencement of above-ground development, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads any boiler stack, kitchen exhausts or any other emission sources and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4 and London Plan policy SI 1.

34 **Construction monitoring report

Within 3 months of occupation , a post construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The post-construction monitoring report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the [development/ phase of development].

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials. In accordance with policies CC1 and CC5 of the Camden Local Plan 2017.

35 Fire Statement

The development must be carried out in accordance with the provisions of the Fire Statement prepared by OFR dated 04/04/2022 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.

36 Piling

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure and needs to be managed in accordance with policy A1 of the Camden Local Plan.

37 This entry is left intentionally blank.

38 **Retention of architect

Prior to commencement of above-ground development, written notice shall be submitted to the Council confirming that the architect has been retained and will continue to be retained to oversee the delivery of the design quality of the Development or details of an alternative architect of a similar quality shall be submitted to and approved by the Council:

(a) in accordance with the Approved Drawings; and

(b) In relation to the design details required in condition 3

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

39 **Delivery Servicing Plan

Prior to occupation, a Delivery Servicing Plan (DSP) shall be submitted to and approved by the local planning authority.

The measures contained in the DSP shall at all times remain implemented.

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 T1 of the Camden Local Plan 2017.

40 ** Car free

The proposals will be car free. Future occupants will not be eligible for a parking permit, with the exception of residents with a confirmed Right to Return who already possess parking permits.

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 CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

41 **Construction Management Plan + Implementation support contribution + bond

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 policy T1 of the Camden Local Plan 2017.

42 ** Pedestrian and Environmental Improvements contribution

On or prior to Implementation, confirmation that the necessary measures for the provision of pedestrian, cycling, environmental and public realm improvements in the vicinity of 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 policy T1 of the Camden Local Plan 2017.

43 ** Highways works

On or prior to the Implementation Date, confirmation that the necessary measures to secure highways 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 policy T1 of the Camden Local Plan 2017.

44 ** Stopping-up order

Prior to implementation, a stopping-up order, will be submitted to and approved by the highway authority.

Reason: To ensure any public rights of way are legally closed before being

developed.

45 ****Carbon offset contribution**

On or prior to Implementation, confirmation that the necessary measures for the provision for carbon offsetting 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 CC1 and CC2 of the Camden Local Plan 2017.

46 **** Local employment**

Prior to commencement the applicant and/or developer shall:

- work to CITB benchmarks for local employment when recruiting for construction-related jobs as per clause 8.28 of CPG8.
- 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.
- Provide 17 apprenticeships.
- provide a specified number (to be agreed) of construction or non-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, or a specified number (to be agreed) of work experience placements following the completion of the building. Work experience placements can be organised through the council's work experience coordinator, Tom Humphreys, who can be contacted via Thomas.Humphreys@camden.gov.uk.
- If the build costs of the scheme exceed £3 million the applicant and/or developer shall recruit 1 construction or non-construction apprentice per £3million of build costs, and pay the council a support fee of £1,700 per apprentice as per clause 8.17 of CPG8. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre.
- If the value of the scheme exceeds £1 million, the applicant and/or developer must also sign up to the Camden Local Procurement Code, as per section 8.19 of CPG8.
- The applicant and/or developer shall 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.

47 ****Early Stage Viability Review**

Eighteen calendar months from the date of this decision notice, where the development hereby permitted has not reached the construction progress benchmark, being the demolition of existing buildings and clearance of the site, completion of all ground preparation works, and construction of the foundations

for the cores of all three blocks, or such other construction progress benchmark as may be agreed in writing with the Local Planning Authority prior to implementation, an Early Stage Viability Review shall be prepared in accordance with relevant policies and guidance published by the Mayor of London and London Borough of Camden taking account of the phase 1 development permitted under reference 2013/4678/P (as amended by 2015/1501/P, 2015/1636/P, 2015/1958/P, 2015/5147/P, 2016/4578/P and 2017/2523/P) and the phase 2 development permitted under reference 2020/2486/P (as amended by 2021/2813/P and 2022/1707/P), and shall be submitted for approval to the Local Planning Authority within 21 calendar months of the date of this decision notice.

No part of the development hereby permitted shall be occupied until such time as the Local Planning Authority has provided written confirmation either that the construction progress benchmark has been reached or that the Early Stage Viability Review is approved.

Reason: To secure a review of development viability at an early stage in the implementation of the development hereby permitted and so secure the maximum reasonable and viable provision of affordable housing on the site of the development hereby permitted in accordance with the requirements of policies H4 and H5 of the London Borough of Camden Local Plan 2017 and policies H4, H5 and H8 of the London Plan 2021.

48 ****Early Stage Additional Affordable Housing Plan**

Where an Early Stage Viability Review submitted to the Local Planning Authority in accordance with relevant guidance shows the viable percentage of affordable housing is higher than the percentage of affordable housing included in the development hereby permitted, an Early Stage Additional Affordable Housing Plan shall be submitted for approval to the Local Planning Authority as soon as practical after the submission of the Early Stage Viability Review, and no later than 24 calendar months of the date of this decision notice, such Plan to set out how the maximum viable percentage of affordable housing will be delivered either through the inclusion of additional affordable housing as part of the development, or through a payment in lieu of affordable housing, as may be appropriate having regard to relevant policies and guidance published by the Mayor of London and London Borough of Camden.

Where an Early Stage Additional Affordable Housing Plan has been submitted to the Local Planning Authority, no part of the development hereby permitted shall be occupied until such time as the Local Planning Authority has provided written confirmation that the Early Stage Additional Affordable Housing Plan has been approved and fully carried out to its satisfaction.

Reason: To secure the maximum reasonable and viable provision of affordable housing on the site of the development hereby permitted in accordance with the requirements of policies H4 and H5 of the London Borough of Camden Local Plan 2017 and policies H4, H5 and H8 of the London Plan 2021.

49 ****Late Stage Viability Review**

As soon as reasonably practical after the later date of either (a) the date of issue of the Certificate of Practical Completion (being the certificate issued by the requisite contractor or project manager certifying that the development

hereby permitted has been completed) or (b) the date of exchange of contracts on sale or lease of 60% (56 units) of the 93 market housing units, a Late Stage Viability Review shall be prepared in accordance with relevant policies and guidance published by the Mayor of London and London Borough of Camden taking account of the phase 1 development permitted under reference 2013/4678/P (as amended by 2015/1501/P, 2015/1636/P, 2015/1958/P, 2015/5147/P, 2016/4578/P and 2017/2523/P) and the phase 2 development permitted under reference 2020/2486/P (as amended by 2021/2813/P and 2022/1707/P) to show whether any supplementary payment in lieu of affordable housing is required, and shall be submitted for approval to the Local Planning Authority not more than one calendar month after the later of date (a) and (b).

Completion of contracts on the sale or lease of the 93 market housing units within the development hereby permitted shall not proceed in relation to more than 75% (70 units) of the market housing units until such time as the Local Planning Authority has provided written confirmation that the Late Stage Viability Review has been approved and any required supplementary payment-in-lieu of affordable housing has been received in full.

Reason: To secure a review of development viability when costs of and receipts from the development hereby permitted are known as far as possible and so secure the maximum reasonable and viable contribution to affordable housing from the development in accordance with the requirements of policies H4 and H5 of the London Borough of Camden Local Plan 2017 and policies H4, H5 and H8 of the London Plan 2021.

50 Need for a 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 commenced 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 the planning permission Camden reference 2020/2542/P and those obligations shall apply to all conditions above marked with **.

Reason: In order to define the permission and to secure development in accordance with policies of the London Plan and the Local Plan.

Informative(s):

1 Waste comments (Thames Water)

As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scaleddevelopments/planning-your-development/working-near-our-pipes>

There are public sewers crossing or close to your development. If you're

planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scaleddevelopments/planning-your-development/working-near-our-pipes>

The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. [https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/ Working-near-or-diverting-our-pipes](https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes). Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include:

- Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc may be required before the Company can give its consent.

Applications should be made at

<https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

As per Building regulations part H paragraph 2.21, Drainage serving kitchens in commercial hot food premises should be fitted with a grease separator complying with BS EN 1825-1:2004 and designed in accordance with BS EN 1825-2:2002 or other effective means of grease removal. Thames Water further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Please refer to our website for further information : www.thameswater.co.uk/help

2 Water Comments (Thames Water)

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if

appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://www.thameswater.co.uk/developers/larger-scale-evelopments/planning-your-development/working-nearour-pipes>

Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

3 Non-road mobile machinery

Non-road mobile machinery (NRMM) is any mobile machine or vehicle that is not solely intended for carrying passengers or goods on the road. The Emissions requirements are only applicable to NRMM that is powered by diesel, including diesel hybrids. For information on the NRMM Low Emission Zone requirements and to register NRMM, please visit "<http://nrmm.london/>".

4 Cadent Gas

What you need to do

To prevent damage to our assets or interference with our rights, please add the following Informative Note into the Decision Notice:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions.

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer