

<b>Address:</b>	Tybalds Estate New North Street London WC1N 3JT		<b>4</b>
<b>Application Number(s):</b>	2025/5171/P	<b>Officer:</b> Joanne Clark	
<b>Ward:</b>	Holborn and Covent Garden		
<b>Date Received:</b>	14/11/25		
<b>Proposal:</b>	Variation of conditions 2 (approved plans), 4 (landscaping details), 6 (tree protection measures), 17 (cycle parking) and 24 (fire statement), 31 (affordable housing) and 33 (energy and sustainability) of planning permission 2021/3580/P approved on 14th October 2022, as amended by NMA 2025/4324/P which amended the development description (and NMAs 2023/4109/P, 2023/3321/P) for '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 residential homes (Class C3) 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'; in order to amend the dwelling tenures, reduce the height of Block D, make internal and external amendments to all blocks, alter the entrances of Chancellors Court and Babington Court; and to amend the overall landscaping strategy.		
<b>Background Papers, Supporting Documents and Drawing Numbers:</b>			
Existing Drawings:			
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			
Proposed Drawings:			
TE2_X-001, TE2_X-002, TE2_X-010, TE2_X-011, TE2_X-100, TE2_X-101, TE2_X-102, TE2_X-200, TE2_X-201, TE2_X-202, TE2_X-203, TE2_BLEM-001, TE2_BLEM-030, TE2_BLEM-100, TE2_BLEM-300, TE2_B-100, TE2_B-101, TE2_B-102, TE2_B-103, TE2_B-104, TE2_B-105, TE2_B-200, TE2_B-300, TE2_B-301, TE2_B-302, TE2_B-303, TE2_C-099, TE2_C-100, TE2_C-101, TE2_C-102, TE2_C-103, TE2_C-104, TE2_C-200, TE2_C-300, TE2_C-301,			

TE2\_C-302, TE2\_C-303, TE2\_D-100, TE2\_D-101, TE2\_D-102, TE2\_D-103, TE2\_D-104, TE2\_D-200, TE2\_D-300, TE2\_D-301, TE2\_D-302, TE2\_D-303, TE2\_EM-100, TE2\_EM-101, TE2\_EM-102, TE2\_EM-103, TE2\_EM-201, TE2\_EM-300, TE2\_EM-301, TE2\_EM-302, TE2\_EM-303, TE2\_WM-100, TE2\_WM-101, TE2\_WM-102, TE2\_WM-103, TE2\_WM-200, TE2\_WM-300, TE2\_WM-301, TE2\_WM-302, TE2\_WM-303, TE2\_BB-001, TE2\_BB-100, TE2\_CL-001, TE2\_CL-100, TE2\_DL-001, TE2\_DL-100, 869-FH-XX-00-DP-L-101 Rev. P1, 869-FH-XX-00-DP-L-201 Rev. P1, 869-FH-XX-00-DP-L-202 Rev. P1, 869-FH-XX-00-DP-L-401 Rev. P1, 869-FH-XX-00-DP-L-402 Rev. P1, 869-FH-XX-00-DP-L-403 Rev. P1, 869-FH-XX-00-DP-L-601 Rev. P1, 869-FH-XX-00-DP-L-102 Rev. P1, 869-FH-XX-00-DP-L-404 Rev. P1, 869-FH-XX-00-DP-L-602 Rev. P1, 315130-HAH-SW-00-D-E-09610, 225163-MNP-XX-XX-DR-C-1800

Documents:

Background Papers and Supporting Documents: Fire Statement (Airey Miller Nov 2025), Energy and Sustainability Assessment (Harley Haddow, Nov 2025), GLA Spreadsheet (updated March 2026), 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 RTMME-

Arboricultural Impact Assessment and Tree Survey (TMA Environmental Nov 2025), Tree Planting Schedule (Farrer Huxley Nov 2025), Health Impact Assessment July 2021, Waste Management Strategy 3170/1110, Outline Waste Management Strategy Addendum (Velocity Nov 2025), Draft Construction Logistics Plan parts 1-2 dated June 2021, Draft Delivery and Servicing Plan dated June 2021, Transport Statement (Velocity Nov 2025), , Noise and Vibration Assessment dated 17/06/2021, Noise Impact Assessment (Air and Acoustics Nov 2025), Air Quality Neutral Assessment dated 01/06/2021, Air Quality Assessment dated 01/06/2021, Drainage Strategy (MNP Nov 2025), Landscape Design and Access Statement (Farrer Huxley Nov 2025), UGF and Open Space Addendum (March 2026), 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, Daylight / Sunlight Assessment Supplementary Note (Right of Light Consultants March 2025), EDP Heritage Assessment parts 1-3 ref edp6644\_r001a, Design and Access Statement parts 1-20 dated July 2021, Design and Access Statement Addendum (Matthew Lloyd Architects Nov 2025), DWD Planning Statement dated July 2021, Cover Letter dated 23/07/2021, Cover letter (DWD 14/11/2025), Independent review of daylight and sunlight assessment dated 04 January 2021

**RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a Shadow Section 106 Legal Agreement Deed of Variation**

<b>Applicant:</b>	<b>Agent:</b>
London Borough of Camden 5 St Pancras Square London N1C 4AG	DWD 69 Carter Lane London EC4V 5EQ

## ANALYSIS INFORMATION

Land use floorspace				
Use Class	Description	Approved GIA (sqm)	Proposed GIA (sqm)	Difference GIA (sqm)
C3	Dwellings	5002	4995	-7
F2	TRA Community Hall	293 (Incl temp space of 130)	160	-133
<b>Total</b>	<b>Residential and community space</b>	<b>5295</b>	<b>5155</b>	<b>-140</b>

Housing Provision			
Tenure	Approved in original consent	Proposed	Change
Market homes	28	0	-28
Affordable homes (Social Affordable Rent/Intermediate Rent)	28 (23 SAR/5 IR)	54 (All SAR)	+26
Tenure	Approved GIA (sqm)	Proposed GIA (sqm)	Difference GIA (sqm)
Market homes	2491	0	-2491
Affordable homes	2511	4995	+2483

Parking Provision				
	Existing on site	Approved in original PP	Proposed	Change from approved
Estate permit bay	113	34	34	0

Camden Permit Bay		10	10	0
Emergency		2	3	+1
Commercial		0	0	0
Pay & Display		0	0	0
Disabled		2	1*	-1
Total		48	48	0

## EXECUTIVE SUMMARY

- i) Planning permission was granted under ref 2021/3580/P on 14/10/2021 for 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.
- ii) The permission has been implemented and 10 of the new dwellings have been provided via the conversion of the lower ground floor of three of the existing blocks (referred to as underbuilds later). These dwellings are occupied and are all wheelchair-accessible.
- iii) This Section 73 application seeks minor material amendments to that approved permission to change the 'new build' elements of the scheme involving:
  - tenure change of 18 units from private to social affordable rent, which is all of Block B.
  - changing the 5 intermediate units to social affordable rent.
  - reducing the overall height of 'Block D' by one-storey (to ground plus 5 storeys) to comply with the Building Safety Act 2022 and reduce the height to below 18m, which reduces the number of units from 56 to 54.
  - a change in energy strategy resulting in larger rooftop plant enclosures on the three residential blocks and ASHPs on the roofs of the two mews terraces.
  - changes to the TRA community space at the bottom of Block C.
  - internal and external changes to all three blocks linked to the tenure change (e.g. window positions).
  - alterations to the entrances of Chancellors Court and Babington Court providing alternatives to the consented ramps.
  - amendments to the public realm and overall landscaping strategy.

- minor parking/cycle parking changes.
  - minor changes to the waste storage arrangements.
- iv) The approved scheme included 50.2% affordable housing by floorspace and was therefore compliant with Local Plan Policy H4. The affordable housing provision (2,511.5sqm) comprised 23 affordable social rent units (83.56% by floorspace) and 5 intermediate rent units (16.44% by floorspace)
- v) The change in tenure type is proposed because additional funding for the scheme is now available. A 'payment in lieu' has been secured from the Euston Tower scheme which will allow land which was intended to be sold for delivery of private homes, to be retained and instead used to deliver additional affordable housing at the Tybalds Estate. This will result in the entirety of this 'new phase' of the estate (44 units) will be affordable social rent tenure.
- vi) Regulatory changes brought in after 2022 (when the original parent application was approved), including the Building Safety Act have affected the internal planning of all the new buildings in minor ways (in addition to resulting in the reduction in height of Block D). In addition other changes are proposed by the applicant in response to the need for climate change mitigation, updated energy requirements and changes to the elevational design of the new buildings, as well as to the public realm and landscape design.
- vii) The changes to tenure of the residential accommodation are welcome overall as additional affordable housing units are being provided. The inclusion of a higher proportion of affordable units with 1-2 bedrooms is not the optimum mix for social-affordable rent however a number of 3 and 4 bedroom homes will still be provided in the mews properties, and 10 wheelchair accessible units have already been provided in the underbuilds. Moreover, the only way in which the number of large units could be increased within the approved footprint and mass would be to combine units, and this would have the negative impact further reducing the total number of homes.
- viii) The design changes are relatively minor and considered acceptable and the landscape and public realm changes are considered to be an improvement overall on the approved scheme.
- ix) The amended scheme is considered to comply with the development plan as a whole and is recommended for approval subject to a deed of variation of the shadow S106 agreement and amended planning conditions.

## OFFICER REPORT

**Reason for Referral to Committee:** Major development involving the provision of more than 10 new dwellings or more than 1,000 sqm of non-residential floorspace (Clause 3(i)); and subject to the completion of a legal agreement for matters which the Director of Economy, Regeneration and Investment does not have delegated authority (Clause 3(iv)).

### 1. SITE AND BACKGROUND

- 1.1. The application site relates to Tybalds Estate, which is a Council housing estate located in the Central London Area between Great Ormond Street to the north and Theobalds Road to the south. The current application seeks minor material amendments to the approved housing led regeneration scheme for the estate which is brought forward by the Council as part of its Community Investment Programme (CIP).



*Figure 1 – The existing site*

- 1.2. The Tybalds Estate includes several residential blocks containing around 360 homes. The tallest of the blocks are Babington Court and Chancellor's Court, which are both 14 storeys in height. The longer blocks are Blemundsbury, Devonshire Court and Windmill which are 60-70 metres in length and between 5 and 10 storeys in height. The landscaping generally consists of large areas of concrete and tarmac, a proportion of which is allocated to parking. These areas of hardstanding are interspersed by pockets of green space which combine to provide open space across the site including community courtyards, children's playgrounds and other areas of community space.

- 1.3. The site is located within the Central London Area and part of its western side falls within the Bloomsbury Conservation Area. However, the majority of the site, including the development plots coming forward as part of the current
- 1.4. proposals, is not located in a conservation area. The site has no listed buildings within its curtilage but is located in relatively close proximity to the Grade II listed terrace located to the north on Great Ormond Street, and another Grade II listed terrace to the south on Dombey Street.
- 1.5. The majority of the site has a PTAL rating of 6b (excellent), and is located within approximately 500m of Holborn and Russell Square underground stations and within 800m of Chancery Lane underground station. The site is also served by several bus routes. The principal pedestrian routes are between Boswell Street through the estate to Orde Hall Street via the footpath to the south of Blemundsby and Dombey Street, and from Barton Close through to New North Street and Theobalds Road.
- 1.6. The scheme approved in 2022 has been implemented with 10 underbuild homes delivered and occupied.

## **2. THE PROPOSAL**

- 2.1. The proposed amendments to the scheme approved in 2022 are required due to a combination of factors, broadly:
  - regulatory changes;
  - the opportunity to increase affordable housing provision; and
  - environmental impacts.
- 2.2. These overriding considerations have resulted in a series of internal and external changes to the new buildings themselves as well as to the landscape and public realm and the supporting 'infrastructure'.
- 2.3. One of the three tower blocks is to be reduced by one storey to bring it below 18m in height thereby meaning it will not require a second fire escape which would have been required to meet the Building Safety Act 2022.
- 2.4. Due to a change in energy strategy brought about mainly due to GLA requirements, ASHPs are being re-located to the roofs of all properties, all 3 towers and the mews terraces. The approved scheme did have roof top plant rooms but these are being increased in size.
- 2.5. In terms of the affordable housing, the recently approved Euston Tower scheme, being delivered by British Land, could not accommodate affordable housing on site due to the typology of the building and constraints of the site. A potential donor site for affordable housing under the applicant's control had



- Design changes to the TRA Hall at the ground floor of Block C to accommodate new Council requirements for this facility and changes to the residential access arrangements, which result in a very small loss of floorspace.
- Minor design changes to the floor plans of both the Eastern and Western Mews to allow for tenure changes to these houses.
- Design changes to all proposed roof plans, to accommodate new Air Source Heat Pump plant (ASHP) throughout.
- Reduction in the height of Block D from 7 storeys (including ground floor) down to 6 storeys (including ground floor) to respond to the Building Safety Act 2022 and keep the height below 18m, resulting in the loss of two 1 bed units.
- Design changes to the balconies for Block B, C and D, due to the introduction of top floor balcony canopies to add shading in these locations. Structural corner columns have consequently been added to all balconies.

2.8. As a result of the above, there are design changes to all elevations of Blocks B, C and D, as well as minimal changes to the Mews elevations. Footprints largely remain as approved however there is one small addition to the north east corner of Block D where the ground floor is slightly increased to accommodate the relocated bulky waste store and a plant room layout to now incorporate sprinkler tanks and Air Source Heat Pump (ASHP) ancillaries. This small extension has a flat roof above, accessed for maintenance from the first floor residential lobby.

2.9. There are design changes to the entrances to both of the tallest tower blocks on site, Chancellor and Babington, to remove the consented ramps (due to comments from the estate's refuse contractor), as well as the consented entrance pavilions. This has resulted in retention of the existing entrances, with only a small lobby addition now to accommodate an enclosed ground floor wheelchair lift to each building, in replacement of the ramps.

2.10. The opportunity has been taken to refresh the landscaping and public realm proposals, and a new Council (applicant) requirement to introduce as much shading into the estate as possible has been addressed.

2.11. There are also design changes to the cycle, refuse and recycling stores, firstly as the result of the removal of the tower block consented ramps (see above) and secondly, as a result of the public realm design changes.

2.12. Block C still provides a new purpose built TRA community space for Tybalds' residents on the ground floor, and 6 residential units for social rent above

comprising three 2 bed four person flats and three 3 bed five person flats. The TRA space is made up of two main halls, one of which is now split into two rooms (seminar/meeting room and office) for greater flexibility of use, with a shared kitchen and wheelchair-accessible WCs. The halls can be further divided as the larger hall will have a bi-folding partition system in place. Activities can also spill out onto Tybalds Square which will be newly landscaped and which is situated directly in front of Block C with a new events space. The TRA space is marginally smaller than previously approved, due to the overall plant area for block C needing to be larger. The hall area was previously 117sqm (two spaces of 47sqm and 70sqm) and the proposal is now for a 59sqm hall and a 22sqm seminar hall, giving a total area of 81sqm, plus a 9sqm office.

### 3. RELEVANT HISTORY

#### *The site*

- 3.1. **2025/4934/P** – Non-material amendment to description of development of planning permission Ref: 2021/3580/P (dated 14/10/22) to ‘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 residential homes (Class C3) 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. **Approved 26/11/25.**
- 3.2. These changes were proposed in order to remove detail from the description of development that would otherwise prohibit amendments to the permission (which form part of the current application) coming forward under Section 73.
- 3.3. **2023/4109/P** - Non-material amendment to planning permission 2021/3580/P dated 14 October 2022 for ‘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’, namely to amend the consented ramp access within the Falcon Courtyard. **Approved 27/11/2023.**
- 3.4. **2023/3321/P** - Non-material amendment to permission ref: 2021/3580/P (dated 14/10/2022) for ‘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', namely to install metal door access panel to external façade on south elevation of Blemundsbury. **Approved 26/09/2023.**

- 3.5. **2021/3580/P** - 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 residential homes (Class C3) 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. **Approved 14/10/2022.**
- 3.6. **2016/6547/P** - Amendments to the tenure mix of housing approved by planning permission ref 2013/1014/P granted on 13/05/2014 for mixed use development to provide 93 mixed tenure residential units (Class C3) and associated works. **Approved 21/03/2017.**
- 3.7. **2013/1014/P** - Mixed use development to provide 93 mixed tenure residential units (Class C3), alterations to existing dwellings and entrances, 249 sqm of new/replacement community facilities (Class D1) an energy centre, refuse, cycle and caretakers facilities and associated landscape and public realm improvement works. The provision of a new internal access road and the reorganisation of car parking within the site and the surrounding area. **Approved 14/05/2014.**

#### **4. CONSULTATION**

##### ***Local groups***

- 4.1. Bloomsbury CAAC – no response.
- 4.2. Site and press notices were posted which expired on 29th December and 4<sup>th</sup> January.

##### ***Adjoining occupiers***

- 4.3. 4.3 A local resident has set out some concerns as set out below.

##### **Wildlife**

- A large list of bird species has been noted near the Western Mews area of the site and protection of the mature wisteria and Virginia creeper trunks that rise immediately on the south side of the historic boundary wall at the rear of Great Ormond Street houses is sought.

Officer response: *It is assumed that the resident is referring to T71, just to the north of the wall to Great Ormond Street. T71 will be retained, albeit pruned, to facilitate the development of the western mews, as set out in the Arboricultural Impact Assessment. There are no trees that grow immediately south of the boundary wall, and the location/ positioning of the western mews remains consistent with the approved permission.*

#### Accuracy of drawings

- In terms of context the Western Elevation Drwg No WM-302 should show the west-facing elevation of Barbon Close in the background, not the elevation of the east side of Orde Hall Street. The current drawing does not show an accurate context.

Officer response: *TE2\_WM-302 is accurate. It shows the west fronting elevation of properties along Great Ormond Street and Orde Hall Street in the background.*

#### Residents Parking

- Queries have been raised about what happens to the seven residents parking bays that currently existing along the southern boundary of the public highway that comprises Barbon Close. The resident understands that this land is not part of the Tybalds Estate but is long-established public highway and that this is general residents parking, not estate parking; there is no objection to the removal of this if replacement residents' parking is provided elsewhere in the wider area.

Officer response: *The strategy and proposed location of the mews houses, remains consistent with the approved application.*

The small area of land at Barbon Close is highways land held by the Council pursuant to its function as a Highways Authority. To help facilitate the development, a land swap is proposed of this area of land (alongside a small area of land at Ormond Close). This is being dealt with by LBC separate to this planning application. This was set out in the original committee report (2021/3580/P). The strategy regarding resident parking bays remains largely as previously approved; there will be no overall loss of bays and any displaced will be re-provided elsewhere within the estate.

#### Business parking bay

- The proposals appear to retain the one business parking bay on the north side of Barbon Close, even though this is redundant now, and never used for business parking. Please also note that No.2 Barbon Close no longer has a ground floor garage (see attached photograph).

Officer response: *This is an existing business parking bay, located outside of the red line boundary, neither the approved or proposed scheme seeks to amend it.*

### Great Ormond Street Hospital (GOSH) Proposals

- The landscaping and traffic proposals for Barbon Close need to be considered in conjunction with the completion of GOSH scheme currently on site. Proposed measures for Great Ormond Street include a new pedestrian crossing outside the new main entrance to the hospital. It would be highly desirable if the narrow north-south section of Barbon Close was completely pedestrianised. Emergency vehicle access to the western and eastern mews, together with Nos,1 and 2 Barbon Close needs to be possible from either Orde Hall Street to the east or Ormond Close to the west. Pedestrians walking from the new GOSH entrance towards Holborn need to be encouraged to use Barbon Close and the north-south path across the Tybalds Estate to New North Street, Old North Street, and thence to Red Lion Square.

*Officer response: The north-south pedestrian route through Barbon Close, across the estate, is maintained and is highlighted in the Landscape DAS. Hard landscaping is proposed to the area of Barbon Close, located within the red line boundary. Swept path analysis drawings are included at Appendix C of the Transport Statement and shows access and egress of ambulances, fire vehicles, and other vehicles. No vehicular access is proposed via Barbon Close.*

### Surface materials

- The hard landscape drawing shows resurfacing of Barbon Close within and outside the application site which is concerning. The historic kerbs and paving materials (narrow Yorkstone paving beneath No.49) must be retained. This again needs coordination with any proposals for Great Ormond Street.

*Officer response: The proposed resurfacing to Barbon Close is within the red line boundary (as shown on the submitted Masterplan). The historic paving will be retained.*

The TCRA Chair has commented as follows:

- Welcomes all new housing now being for social rent.
- Block B - Acceptable design but a little towering over the old Victorian houses opposite. Appreciate the elevational changes now required due to climate change and the need to adequately shade balconies in new builds.
- Suggests that some of the mews houses might have been better suited to this location.

*Officer response: Block B keeps the same footprint and height.*

- Block C - Was never in a popular location in front of Blemundsbury but now much reduced and improved in design sense and sensitivity since

the previous very large building, proposed in the 2012 regeneration plan for Tybalds.

- Block D - The overall structure is the same height as Richbell and positioned further forward than Boswell House, dense and overbearing. Properties in Richbell will feel more closed in, properties in the Falcon extension will be impacted in terms of light and privacy. Residents appreciate that the need for more affordable housing means some compromise is unavoidable, but questions if Block D could be set back a little more.

*Officer response: Apart from a small addition at ground floor, there has been no change to the footprint and the building will be 6 storeys rather than the approved 7 (including ground floors), so the impacts on neighbouring residents, which were fully addressed as part of the original application, are lessened.*

The east and western mews layout and overall design of concern. These dwellings will have a close up view of a 14 storey tower block, dwarfed and drowned in dimensions, light challenged and boxed in.

*Officer response: The location, layout and design of the mews terraces was approved under the 2022 planning permission and the current application proposes no changes to the relationship between them and neighbouring buildings.*

Residents want proper investment in the poor quality neglected open spaces, in exchange for losing open spaces and impacts on light and privacy, which will help to address health and safety and crime issues.

*Officer response: As before the proposals will result in considerable improvement to the open spaces and overall public realm on the estate.*

## 5. POLICY

### ***National and regional policy and guidance***

[National Planning Policy Framework 2024 \(NPPF\)](#)

[National Planning Policy Framework: draft for consultation \(2025\)](#)

[National Planning Practice Guidance \(NPPG\)](#)

[London Plan 2021 \(LP\)](#)

[GG4 Delivering the homes Londoners need](#)

[GG6 Increasing efficiency and resilience](#)

[Policy D4 Delivering good design](#)

[Policy D5 Inclusive design](#)

[Policy D6 Housing quality and standards](#)

[Policy D8 Public realm](#)

[Policy D12 Fire safety](#)

[Policy D14 Noise](#)

[Policy H1 Increasing housing supply](#)

[Policy H4 Delivering affordable housing](#)  
[Policy H6 Affordable housing tenure](#)  
[Policy H8 Loss of existing housing and estate redevelopment](#)  
[Policy H10 Housing size mix](#)  
[Policy S4 Play and informal recreation](#)  
[Policy S5 Sports and recreation facilities](#)  
[Policy HC1 Heritage conservation and growth](#)  
[Policy G1 Green infrastructure](#)  
[Policy G4 Open space](#)  
[Policy G7 Trees and woodlands](#)  
[Policy G8 Food growing](#)  
[Policy SI 2 Minimising greenhouse gas emissions](#)  
[Policy SI 3 Energy infrastructure](#)  
[Policy SI 4 Managing heat risk](#)  
[Policy SI 5 Water infrastructure](#)  
[Policy SI 7 Reducing waste and supporting the circular economy](#)  
[Policy SI 12 Flood risk management](#)  
[Policy SI 13 Sustainable drainage](#)  
[Policy T5 Cycling](#)  
[Policy T6 Car parking](#)  
[Policy T7 Deliveries, servicing and construction](#)  
[Policy T9 Funding transport infrastructure through planning](#)  
[Policy DF1 Delivery of the Plan and Planning Obligations](#)  
[Policy M1 Monitoring](#)

#### **London Plan Guidance (LPG)**

[Accessible London SPG](#)  
[Housing Design Standards LPG](#)  
[Affordable Housing and Viability SPG](#)  
[Housing SPG](#)  
[Play and Informal Recreation SPG](#)  
[Social Infrastructure SPG](#)  
[Be Seen energy monitoring LPG](#)  
[Circular economy statements LPG](#)  
[Energy Planning Guidance](#)  
[Whole life carbon LPG](#)  
[Sustainable Transport, Walking and Cycling](#)

#### ***Local policy and guidance***

##### **Camden Local Plan (2017) (CLP)**

[Policy G1 Delivery and location of growth](#)  
[Policy H1 Maximising housing supply](#)  
[Policy H4 Maximising the supply of affordable housing](#)  
[Policy H6 Housing choice and mix](#)  
[Policy H7 Large and small homes](#)  
[Policy C2 Community facilities](#)  
[Policy C5 Safety and security](#)  
[Policy C6 Access for all](#)  
[Policy A1 Managing the impact of development](#)

[Policy A2 Open space](#)  
[Policy A4 Noise and vibration](#)  
[Policy D1 Design](#)  
[Policy D2 Heritage](#)  
[Policy CC1 Climate change mitigation](#)  
[Policy CC2 Adapting to climate change](#)  
[Policy CC3 Water and flooding](#)  
[Policy CC5 Waste](#)  
[Policy T1 Prioritising walking, cycling and public transport](#)  
[Policy T2 Parking and car-free development](#)  
[Policy DM1 Delivery and monitoring](#)

### Supplementary Planning Documents and Guidance

*Most relevant Camden Planning Guidance (CPGs):*

[Amenity - January 2021](#)  
[Community uses, leisure and pubs - January 2021](#)  
[Design - January 2021](#)  
[Developer Contribution - March 2019](#)  
[Energy efficiency and adaptation - January 2021](#)  
[Housing - January 2021](#)  
[Public open space - January 2021](#)  
[Transport - January 2021](#)  
[Trees - March 2019](#)  
[Water and flooding - March 2019](#)

### **Bloomsbury Conservation Area Appraisal and Management Strategy (2011)**

*Other guidance:*

[Planning Statement - Intermediate Housing Strategy and First Homes \(2022\)](#)

### Proposed Submission Draft Camden Local Plan (DCLP)

- 5.1. The [Proposed Submission Draft Camden Local Plan](#) was submitted to the Secretary of State for Housing, Communities and Local Government on the 3 October 2025 for independent examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The Plan will now be examined by a Planning Inspector in Spring 2026.
- 5.2. Previously, the Council published the draft new Camden Local Plan for consultation in January 2024 and published an updated Proposed Submission Draft Camden Local Plan for consultation from 1 May to 27 June 2025.
- 5.3. The Proposed Submission Draft Local Plan (DCLP) is a significant material consideration in the determination of planning applications but has limited

weight at this stage. The weight that can be given to an emerging plan increases as it progresses towards adoption. In line with paragraph 49 of the National Planning Policy Framework (NPPF), the degree of weight to be given is a matter for the decision-maker, having regard to the stage of preparation, the extent of unresolved objections, and the consistency of the draft policies with the NPPF.

## **6. ASSESSMENT**

6.1. The principal considerations material to the determination of this application are considered in the following sections of this report:

<b>7.</b>	<b>Land use</b>
<b>8.</b>	<b>Tenure and unit</b>
<b>9.</b>	<b>Standard of Accommodation</b>
<b>10.</b>	<b>Impact on neighbouring amenity</b>
<b>11.</b>	<b>Design</b>
<b>12.</b>	<b>Sustainable design and construction</b>
<b>13.</b>	<b>Flood risk and drainage</b>
<b>14.</b>	<b>Public open space</b>
<b>15.</b>	<b>Trees and Landscaping</b>
<b>16.</b>	<b>Transport</b>
<b>17.</b>	<b>Refuse and Recycling</b>
<b>18.</b>	<b>Community Infrastructure Levy</b>
<b>19.</b>	<b>Planning Obligations</b>

## **7. LAND USE**

7.1. Policy G1 of the Local Plan expects development to take place throughout the borough with the most accessible growth expected to be delivered through:

- The growth areas of King’s Cross, Euston, Tottenham Court Road, Holborn, West Hampstead Interchange and Kentish Town Regis Road; and
- Other highly accessible locations, in particular Central London and the town centres of Camden Town, Finchley Road / Swiss Cottage, Kentish Town, Kilburn High Road and West Hampstead; and
- The Council’s Community Investment Programme (CIP).

- 7.2. Furthermore, Policy H1 (Maximising housing supply) of the Local Plan identifies housing as the priority land use in the borough whilst Policy H4 (maximising the supply of affordable housing) seeks to apply an affordable housing target of 50% to developments with capacity to provide 25 or more additional dwellings.
- 7.3. The approved scheme for Tybalds is an estate regeneration CIP led project which delivers new homes and meets Camden's affordable housing target as 28 (50%) of the 56 new residential dwellings are to be provided as affordable housing. That scheme has been implemented. The current application seeks to amend that proposal increasing the amount of affordable housing.
- 7.4. Funding secured for the delivery of affordable housing from the Euston Tower S106 is enabling additional affordable housing to be provided, over and above the level envisaged back in 2021/2 and the scheme now proposed through this S73 application will result in this 'pocket' of estate regeneration being entirely affordable housing and specifically social affordable rent tenure. This is welcomed in land use terms as it will result in a significant uplift in affordable provision from the original application, which provided 50% of the 56 dwellings as affordable housing.

***Proposed community use***

- 7.5. 6.5 Policy C2 (community facilities) aims to ensure that community facilities and services are developed and modernised to meet the changing needs of our community and reflect new approaches to the delivery of services.
- 7.6. The Tybalds and Falcon Residents Associations (TRAs) previously operated from two community spaces, beneath Blemundsby and Falcon blocks. These were removed as a result of the Phase 1 under-build developments. Currently interim provision is being made off-site (funded by the Council). This will then be followed by the new purpose built community hall on the ground floor of Block C, which was approved as part of the original permission.
- 7.7. Management of the new community space will be different to the previous arrangement in that rather than the TRAs managing the space themselves, the space will be let to a commercial/VCS operator who will give the respective TRAs access to the community space once it is completed. Both TRAs have been consulted and their requirements for how they would like the new space to be organised have been used to develop the design now proposed. The new approach to the operational management of the community space has been taken elsewhere, e.g. at the Maitland Park Estate.
- 7.8. The new community hall will provide modern space, with improved levels of natural light (when compared with the previous facilities) and good

connectivity to the now re-designed Tybalds Square, where activities can spill out. As before the space will be able to be used flexibly to support the needs of different community groups. The application proposes some internal amendments, with the hall layout revised to improve functionality by re-planning the kitchen, the introduction of an office room and increased storage. Also the smaller hall space will be divided into two rooms resulting in a seminar/meeting space plus a small office. Changes to the residential entrance and stair layout for the dwellings above have been made and the space required for plant for block C has increased , leading to a very slight reduction in floorspace.. Overall the facilities will be a significant Improvement on, and much larger than, the previous community spaces on site and would continue to provide an Important facility to cater for the current and future needs of the community.

## 8. TENURE AND HOUSING MIX

8.1. In providing 100% of the units as affordable homes the S73 scheme clearly still complies with Policy H4 of the Local Plan, which requires 50% affordable housing. It does not comply with the guideline mix of affordable housing types of 60% social-affordable rented housing and 40% intermediate housing but in any event the scheme was approved with 83.56% Social Rent and 16.44% Intermediate Rent. The loss of the 5 Intermediate Rent units is disappointing, but the decision has been made to prioritise the delivery of social-affordable rented homes, for which there is the greatest need and which will make management/operation of the homes easier.

8.2. Policy H7 (Large and small homes) of the Local Plan seeks to ensure that all housing development contributes to meeting the priorities set out in the Dwelling Size Priorities Table (see below) and includes a mix of large (define as 3 bedrooms or more) and small homes.

	1-bedroom (or studio)	2-bedroom	3-bedroom	4-bedroom (or more)
Social-affordable rented	lower	high	high	medium
Intermediate affordable	high	medium	lower	lower
Market	lower	high	high	lower

*Table 1 - Dwelling Size Priorities (Local Plan Table 1)*

8.3. The approved unit mix for the development is included in the table below:

Unit size	Social rent	Intermediate	Private	Total
One-bed units	5	5	14	24 (42.8%)
Two-bed units	12	0	8	20 (35.7%)
Three-bed units	5	0	5	10 (17.8%)
Four-bed units	1	0	1	2 (3.5%)
<b>Total</b>	<b>23</b>	<b>5</b>	<b>28</b>	<b>56</b>

*Table 2 – Approved Housing Mix (in 2022 planing permission)*

- 8.4. As can be seen from the table above, the approved development would provided a good mix of accommodation to meet identified need.
- 8.5. The S73 application proposes no changes to the size or mix in order to accommodate the tenure change; all unit sizes will be the same as shown in the above table but they will now all be affordable social rent homes. 10 have already been delivered in the underbuilds which are occupied; these comprise a mix of one, two, three and four bed flats. There are two fewer units overall due to the removal of the top storey of Block D.

Unit	Block B	Block C	Block D	Eastern Mews	Western Mews
1B2P	14	0	5	0	0
2B3P	4	0	5	0	0
2B4P	0	3	0	1	3
3B5P	0	3	0	3	2
4B7P	0	0	0	1	0
<b>TOTAL</b>	<b>18</b>	<b>6</b>	<b>10</b>	<b>5</b>	<b>5</b>
					<b>44</b>

*Table 3 – Proposed dwelling size mix*

- 8.6. As set out in the above table, of the 44 homes yet to be delivered, there are:
- 19 x 1 bed 2 person homes – 43%
  - 16 x 2 bed homes (9 x 3 person and 7 x 4 person) – 36%
  - 8 x 3 bed 5 person homes – 18%
  - 1 x 4 bed 7 person homes – 2%
- 8.7. This compares with the target mix for social-affordable rented housing set out in Camden Planning Guidance: Housing 2021:

- 1-bed – no more than 15%
- 2-bedroom – 35%
- 3-bedroom – 30% (or 50% if the preferred % of 4 beds is not provided)
- 4-bedroom 20

8.8. In this particular case whilst the amended scheme does not fully comply with the target mix as it provides a larger number of 1 bed and less 3 and 4 bed units than suggested, the schemes does provide a high number of 2 bed units for which there is a high demand. The proposed affordable homes will sit on the existing estate and when considered alongside this will create a good mix of unit size and a balanced community.

### ***Conclusion***

8.9. Overall, the scheme provides a balanced mix of homes, suitable to the location and making a contribution to the identified housing needs in the development plan.

## **9. PROPOSED STANDARD OF ACCOMMODATION**

9.1. In line with LP policy D6 and CLP policies H6 and D1, housing should be high quality and provide adequately sized homes and rooms, and maximise the provision of dual aspect dwellings. CLP policy A2 encourages opportunities to provide private amenity space which is reflected in a requirement to provide amenity space in LP policy D6. CLP policy A1 seeks to protect the amenity of occupiers in relation to several factors, including privacy, outlook, light, and noise. CLP policy A4 says suitable noise and vibration measures should be incorporated in new noise sensitive development.

9.2. LP policy D5 says development should provide the highest standard of accessible and inclusive design, which allows them to be to be used safely, easily and with dignity by all, also reflected in CLP policies D1 and H6.

### ***Design and layout***

9.3. Part of the design-led approach to delivering effective high-density housing is about ensuring the development does not compromise the size and layouts of units, ensuring high quality homes across the scheme. CLP policy H6 confirms that new residential development should conform to the Nationally Described Space Standards, and this is reflected in LP policy D6 which sets the same minimum space standards in Table 3.1 of the London Plan 2021. As with the original scheme all of the proposed residential units would either meet or exceed the minimum floorspace standards and all would have access to private outdoor amenity space.

- 9.4. Overall, the proposed homes and amenity space comply with policy and would result in a high-quality development and provision for future occupiers

#### ***Average Daylight Factor***

- 9.5. BRE guidance use Average Daylight Factor (ADF) to measure the daylight levels of proposed residential units. In the approved scheme 81% of all habitable rooms tested met or surpassed the BRE minimum Average Daylight Factor (ADF) targets. This was considered acceptable in a dense urban environment such as this.
- 9.6. The changes to the scheme involve two blocks, B and C, increasing in height slightly, by 1.125m and 0.915m respectively, due to the increase in size of rooftop plant. The enclosures are well set back. In contrast block D is to reduce in height by 0.265m. Officers note that block D had previously been associated with the most significant daylight impact (in regard to Falcon block on the opposite of Boswell Street), therefore the reduction in height to this part of the development would be welcomed in daylight terms. Overall the proposed amendments to the scheme do not materially affect the light levels of the proposed homes.

#### ***Noise Impacts***

- 9.7. The submitted noise report assesses the revised plant arrangements. Enclosures are provided but the units will be exposed to the sky. The Council's environmental health officer notes that at most nearby noise-sensitive receptors, the predicted plant rating levels fall within the LOAEL (Green) range, being 10–19 dB below the existing background noise level. The only exceptions are the receptors at the Blemundsbury Building (R5 and R6, adjacent to Blocks B and C), where the rating levels lie within the LOAEL to SOAEL (Amber) range, at 4–5 dB below background. These levels still tend towards the lower (LOAEL) end of the amber zone and represent a low overall impact.
- 9.8. Receptors situated at the same height as, or below, the plant screening enclosures will experience additional acoustic attenuation due to greater screening and distance effects, resulting in noise levels further below background.
- 9.9. Achieving a strict LOAEL (Green) classification at the Blemundsbury Building would require substantial additional mitigation measures. These would involve the use of significant quantities of materials that are difficult to recycle, together with increased costs, for only a marginal further reduction in an already low-impact noise level.
- 9.10. In addition, the site is situated in a densely developed part of central London, where numerous nearby high-rise buildings are served by existing mechanical plant and building services equipment. In this context, the

proposed plant noise is unlikely to be readily noticeable and is expected to blend appropriately with the prevailing environmental soundscape. For these reasons, the amber classification at the Blemundsby Building receptors is considered acceptable and proportionate. No further mitigation is required. This will be addressed in an amended noise condition (15).

### ***Conclusion***

- 9.11. Given the above, the proposed residential units are considered to provide a good standard of accommodation in terms of size, light, outlook and access to private outdoor amenity space and noise levels

## **10. IMPACT ON NEIGHBOURING AMENITY**

- 10.1. CLP policies A1 and A4 and the Amenity CPG are all relevant with regards to the impact on the amenity of residential properties in the area, requiring careful consideration of the impacts of development on light, outlook, privacy and noise. Impact from construction works are also relevant but dealt with in the 'Transport' section. The thrust of the policies is that the quality of life of current and occupiers should be protected and development which causes an unacceptable level of harm to amenity should be refused.

### Daylight and sunlight

- 10.2. A Daylight, Sunlight and Overshadowing Report was submitted as part of the original scheme which concluded that the size and scale of the proposed development would not cause significant harm to the amenity of neighbouring residents in terms of loss of light, outlook, privacy or increased noise and disturbance. Where loss of light was identified, particularly to the flats in Blemundsby and Falcon, this impact was considered to be mitigated by the units affected either being dual aspect with unaltered southern aspects, or already experiencing low levels of daylight where a further reduction would not make a significant difference to the ways these rooms are currently used or experienced.
- 10.3. The height of Blocks B and C will increase slightly by 1.125m and 0.915m respectively, due to the introduction of ASHPs on the roofs; the height of Block D decreases by 2.065m. The mews terraces remain of the same height, the new ASHPs being set behind their parapets.
- 10.4. The original consultants, Right of Light Consulting, have assessed the revised proposals and compared them with those previously approved and confirmed that the changes will not materially affect the findings of their earlier report. They remain of the opinion that the results are not unusual in the context of an urban location.
- 10.5. The original committee report identified that most sensitive block for daylight and sunlight is the new infill block opposite Falcon on Boswell Street, that is

Block D and given that this block is reducing by one storey, this is a positive result.

- 10.6. Overall the proposed amendments to the scheme do not result in additional adverse impacts for neighbours, indeed there may be some beneficial improvements due to the height reduction on Block D.

## **11. DESIGN AND HERITAGE**

- 11.1. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that special regard must be given to the preservation of a listed building, its setting or its features of special architectural or historic interest. Section 72 of the same Act sets out that where the development is in a conservation area, special regard must be given to preserving or enhancing the character and appearance of that conservation area.

- 11.2. The far western part of the site is located within the Bloomsbury Conservation Area. The closest listed buildings to the site are those on the south side of Great Ormond Street and relate to Georgian town houses, 11 of which are listed at grade II from 41-46 (odd), and lie in Bloomsbury Conservation Area. The changes proposed in this S73 application are relatively minor and are considered to have no significant impact on the character and appearance of the conservation area or the historic significance of the listed buildings or their setting.

- 11.3. The changes to roof top plant are not considered to be detrimental to the overall scheme as the enclosures are well set back and finishes and materials can be controlled by condition.

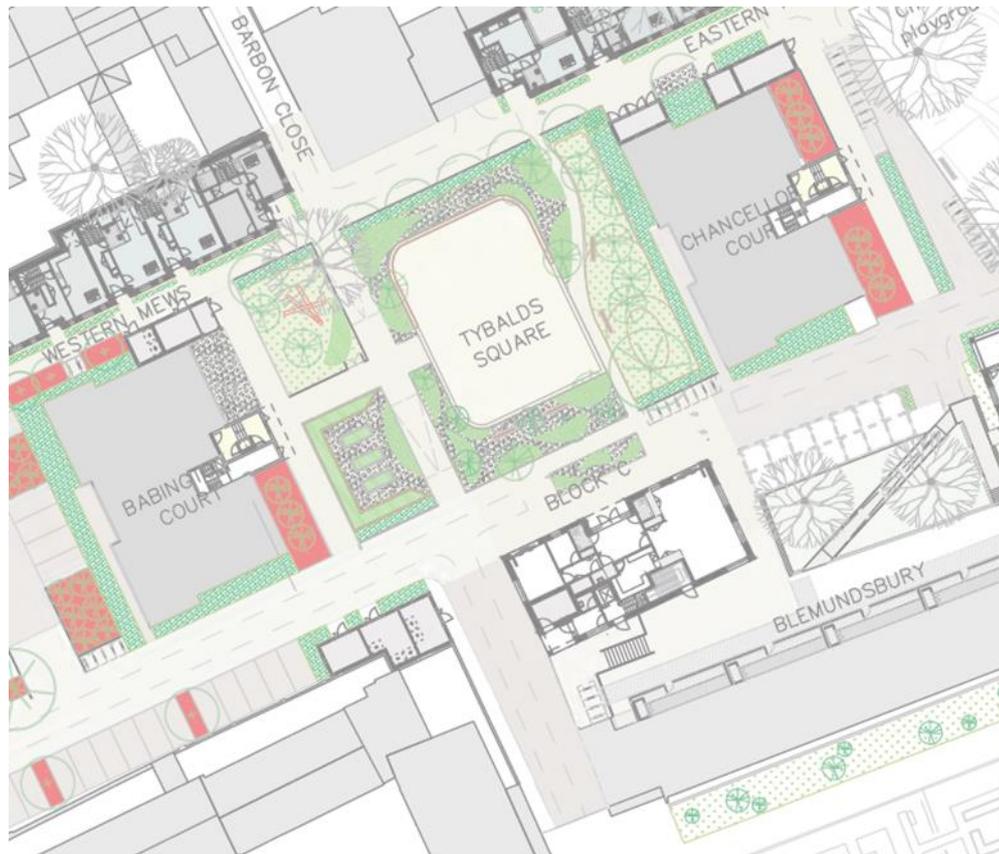
- 11.4. The majority of proposed design changes are considered relatively minor however there were initial concerns over the balconies on blocks B and C in terms of:

- the addition of roof canopies to the top floor balconies which introduces additional bulk to the massing of the top of the building. The applicant has been asked to consider removing these from the top floor however they have stated that they are deemed necessary following an updated overheating analysis carried out by the MEP engineer, as a measure to provide shading to the top floor balconies to reduce overheating risks. The overheating issue is validated by a Heat Resilience Study carried out Shade the UK in 2025 which identified the Tybalds Estate as an area having a high level of heat exposure or heat risk. The canopies would also shelter the top floor balconies from rain which improves their usability. On balance, officers accept this justification.

- the way in which the balconies are proposed to be enclosed. They were previously enclosed by semi-solid brick sides rather than the metal balustrading now proposed. The previous iteration had a horizontal design emphasis, with the brick balconies helping to achieve this. They also provided a greater sense of privacy and usability for residents. Reinstatement of the brick-sided balconies was requested and this has been confirmed, with amended plans to be submitted.

### ***Public Realm***

- 11.5. A range of public realm and landscaping improvements were approved as part of the original scheme, including the provision of a new public square at the centre of the site and the rationalising/reduction of the existing car parking to improve pedestrian flow through the site from north to south and east to west. Following consultation with residents and some pre-application input from Council officers, the public square has now been re-designed and other changes made to the site landscaping and tree planting strategy. The evolution of the central square design is shown in figures 3 and 4 below - they show what was approved and what is now proposed.



- Layout follows angle of buildings.
- One multi-use square.
- No designated sports area.
- Community raised growing beds.
- Most planting flush to ground.
- Largely resin bound gravel and tarmac.

*Figure 3 – The central square approved landscape and public realm*

- 11.6. The revised proposals aim to cool the estate with trees and planting, reinforce key desire lines to help zone the square, introduce play and playable landscape into the heart of the estate and use trees to demarcate different spaces e.g. feature trees in Tybalds Square. The proposed changes are considered to be positive amendments to the approved scheme.
- 11.7. Under London Plan Policy 514.2m<sup>2</sup> of play space is required. The revised scheme delivers 582m<sup>2</sup> so the requirement is met. Provision per age group is set out in figure 5 below. In addition the large existing play area at is to be improved through this development to ensure it meets the needs of current and future residents.



- Changed layout and zoning, with designated sports area and reinforced desire lines.
- Introduction of more trees, especially larger trees for shade
- Introduction of raised planters to avoid contaminated land.
- Larger SUDs features for drainage.
- Introduction of raised decks for young people.
- Introduction of feature outdoor table associated with TRA hall.
- Change of materials for cooling and vehicular resistance.
- Cycle hoops moved into square for ease of use.

Figure 4 – The revised proposals for the central square and surrounds

Proposed Play:

- 0-4 years\* - 177m<sup>2</sup>
- 5-11 years \* - 232m<sup>2</sup>
- 12-17 years\* - 116m<sup>2</sup>
- R+S play 0-11 years\* - 60m<sup>2</sup>

TOTAL = 585m<sup>2</sup>

- Existing Playground Upgraded - 515m<sup>2</sup>

Figure 5 Play Provision

### ***Conclusion***

- 11.8. Overall the design changes to the buildings and the public realm are acceptable in urban design and conservation area terms and meet CLP policies.

## **12. SUSTAINABILITY AND ENERGY**

- 12.1. In November 2019, Camden Council formally declared a Climate and Ecological Emergency. The council adopted the Camden Climate Action Plan 2020-2025 which aims to achieve a net zero carbon Camden by 2030.
- 12.2. In line with London Plan (LP) policies, SI1, SI2, SI3, SI4, SI5 and SI7 and Camden Local Plan (CLP) policies CC1, CC2, CC3, and CC4, development should follow the core principles of sustainable development and circular economy, make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.

### ***Change in Energy Strategy***

- 12.3. The approved Energy Strategy for the proposed residential new builds proposed a wet heating system that comprised a water cylinder and an exhaust air heat pump ('EAHP'), located within a utility cupboard.
- 12.4. Blocks B, C and D are now proposed to be served by air source heat pump ('ASHP') energy centres at roof level, each serving individual dwellings via heat interface units ('HIU'), which provide both space heating and domestic water generation. This approach provides a centralised low-carbon heating source for each building, while maintaining individual dwelling control and metering, consistent with current best practice for multi-residential developments. Additionally, having energy centres on a block-by-block basis also allows for simplified maintenance and a reduced visual impact, and allows for a straightforward integration or connection to a district and/or communal heat network when available.
- 12.5. EAHPs have been omitted from the mews houses and have instead been replaced with individual typical residential-type ASHPs, to be located on the mews house terraces. The ASHPs provide both space heating and domestic water generation. No amendment is proposed for the 10 no. underbuilds constructed under Phase 1 of the development.
- 12.6. Compliance results are shown in the Energy Strategy Addendum and demonstrate that the proposed development will contain enhanced fabric above Part L V1 limiting U-values and close to, or improve upon, the notional fabric contained in the approved notional building.

### Energy and carbon summary

12.7 The following summary table shows how the amended proposal performs against the policy targets for operational carbon reductions in major schemes, set out in the London Plan and Camden Local Plan.

Policy requirement (on site)	Min policy target	Proposal reductions
Be lean stage (low demand): LP policy SI2	10%	15.9%
Be green stage (renewables): CLP policy CC1	20%	58.1%
Total carbon reduction: LP policy SI2 and LP CC1	35%	64.8%

*Table 4 - Carbon saving targets (for majors) and the scheme results*

12.8 The updated operational carbon savings and measures set out below will be secured under an **Energy and Sustainability Strategy secured by a deed of variation to the shadow Section 106 legal agreement** which includes monitoring, in compliance with the development plan.

### Total carbon reductions

12.9 Reductions are measured against the baseline which are the requirements set out in the Building Regulations. Major development should aim to achieve an on-site reduction of at least 35% in regulated carbon emissions below the minimums set out in the building regulations (Part L of the Building Regulations 2021). To achieve net zero carbon, a carbon offset payment will be secured that offsets the remaining carbon emissions caused by the development after the required on-site reductions, measured from the agreed baseline.

12.10 This is charged at £95/tonne CO<sub>2</sub>/yr (over a 30-year period) which is 15.1 tonnes x £95 x 30 years, which results in a figure of £43,072. However, in this case as a carbon offset of more than this (£116,280) has already been paid for the 2021/3580/P scheme and no further carbon offset is required.

12.11 Following changes to the Building Regulations Part L 2021 it is expected that residential development should be exceeding the target now, so GLA guidance has introduced a more challenging aspirational target of 50% on-site total savings that residential development should aim to achieve.

12.12 In this case, the development significantly exceeds the policy target of 35% reductions, achieving an overall on-site reduction of 64.8% below Part L requirements and exceeds the 50% aspirational target as shown in Table 4 above.

### Be lean stage (reduce energy demand)

12.13 London Plan policy SI 2 sets a policy target of at least a 10% (residential) reduction through reduced energy demand at the first stage of the energy hierarchy.

- 12.14 In this case, the development exceeds the policy target of 10% (residential) reducing emissions by 15.9 % at this stage through energy efficient design, in compliance with the development plan. The proposals involve high performance insulation, low air permeability, and efficient glazing. The proposal includes various energy efficient measures.

Be clean stage (decentralised energy supply)

- 12.15 London Plan Policy SI3 requires developers to prioritise connection to existing or planned decentralised energy networks, where feasible, for the second stage of the energy hierarchy. Camden Local Plan policy CC1 requires all major developments to assess the feasibility of connecting to an existing decentralised energy network, or where this is not possible establishing a new network.

- 12.16 In this case the amendment to a wet heating system ensures that the proposals are designed for a straightforward integration or connection to a district and/or communal heat network when available.

Be green stage (renewables)

- 12.17 Camden Local Plan policy CC1 requires all developments to achieve a 20% reduction in CO2 emissions through renewable technologies (after savings at Be Lean and Be Clean), where feasible, for the third stage in the energy hierarchy.

- 12.18 In this case, the development significantly exceeds the policy target of 20%, reducing emissions by 58.1% at this stage through renewables, in compliance with the development plan. The proposal includes air source heat pump ('ASHP') energy centres at roof level, each serving individual dwellings via heat interface units ('HIU'), which provide both space heating and domestic water generation. This approach provides a centralised low-carbon heating source for each building, while maintaining individual dwelling control and metering, consistent with current best practice for multi-residential developments. Additionally, having energy centres on a block-by-block basis also allows for simplified maintenance and a reduced visual impact, and allows for a straightforward integration or connection to a district and/or communal heat network when available.

Be seen (energy monitoring)

- 12.19 The London Plan policy SI 2 requires the monitoring of energy demand and carbon emissions to ensure that planning commitments are being delivered.
- 12.20 The Energy and Sustainability Strategy secured by Section 106 legal agreement will secure reporting to the GLA in line with their published guidance.

### ***Climate change adaption and sustainable design***

- 12.21 The development plan (CLP policy CC3 and LP policy SI12 and SI13) also seeks to ensure development does not increase flood risk, reducing the risk of flooding where possible. Development should incorporate sustainable drainage systems (SUDS) and water efficiency measures.
- 12.22 In this case, the development incorporates blue roofs, green roofs, permeable paving (new play area) and provides additional landscaping, tree planting and raingardens further reducing the area of hardstanding for the development. Condition 26/the S106 already secures water efficiency measures, ensuring a maximum internal water use of 105 litres per day (plus an additional 5 litres for external water use) for each home. Flood risk is covered in the 'Flood risk and drainage' section of this report.

### ***Conclusion***

- 12.23 The proposed redevelopment demonstrates a comprehensive approach to sustainability and energy, aligning with both Camden and London Plan policies.
- 12.24 There are significant carbon reductions with future-proofed energy infrastructure, site greening, and measures to mitigate flood risk and overheating.
- 12.25 Overall, the development complies with the development plan in terms of energy and sustainability and will contribute meaningfully to a net zero future in line with the NPPF.

## **13 FLOOD RISK AND DRAINAGE**

- 13.1 CLP policy CC3 requires developments to avoid increasing flood risk and, where possible, reduce it. This includes assessing impacts in flood-prone areas, incorporating flood resilience measures, and using Sustainable Drainage Systems to achieve greenfield runoff rates.
- 13.2 LP Policy SI 13 highlights London's vulnerability to surface water flooding, calling for developments to manage runoff near its source and prioritise green infrastructure according to the drainage hierarchy. LP policy GG6 emphasises designing developments to improve efficiency and resilience, considering climate change and flood risks.
- 13.3 There are 3 flood zones for flooding by rivers and the sea as defined by the Environment Agency; Flood Zones 1, 2 and 3. The site is in Flood Zone 1, like all Camden sites, and so is low risk from flooding from rivers and sea. The Strategic Flood Risk Assessment for Camden identifies flood risk for Camden from surface water, sewer surcharge and some groundwater flood risk. Areas considered at risk of flooding include 14 Local Flood Risk Zones, previously flooded streets, areas at medium or high risk of surface water

flooding, those in the vicinity of a historic watercourse and areas with previous sewer surcharge incidents.

- 13.4 Policy CC3 states that vulnerable development should not be located in flood prone areas. The site is has some areas of surface water flood risk.
- 13.5 A Drainage Strategy Report has been submitted as part of this application. The development incorporates SuDS to manage the water environment, including blue roofs, green roofs, permeable paving (new play area) and provides additional landscaping, tree planting and raingardens further reducing the area of hardstanding for the development. The proposals include 62m<sup>3</sup> storage from blue /green roofs, 10.5m<sup>3</sup> of storage in 233m<sup>2</sup> of permeable pavements, providing total attenuation of 72.5m<sup>3</sup>, This is a reduction on the 83m<sup>3</sup> from the full application. The expected run off rates are stated to be an improvement on the existing rates but have not been provided. Conditions would ensure the final SuDS details are submitted and implemented (condition 8).
- 13.6 The National Standard for sustainable drainage systems (SuDS) by DEFRA state that “The surface water drainage system shall be assessed for exceedance events in excess of the 1% AEP (1 in 100 year) event with expected exceedance routes identified across the development to confirm there is no adverse flood risk to the development or elsewhere”. The proposed new drainage infrastructure should be designed to accommodate all storm events up to and including the 1 in 100-year storm event plus the allowance for climate change.

## **14 PUBLIC OPEN SPACE**

- 14.1 CLP policy A2 seeks to secure publicly accessible open space as part of a scheme to address the impact of schemes on the demand for public open space. This takes account of the scale of the proposal, the number of future occupants and the land uses involved.
- 14.2 The Public Open Space CPG sets out the triggers for providing Public Open Space (POS). The guidance expects a contribution for development with:
- 11 or more self-contained homes
  - 11 or more student rooms, units, or occupiers
  - 1,000sqm GIA of new commercial (or higher education where appropriate)
- 14.3 As described above, the S73 application makes significant changes to the design of the open space on the estate, including:
- An overall increase in the proposed tree planting, grassland and shrub planting when compared to the consented scheme;

- The realignment of 'Tybalds Square' and the provision of an informal Multi-Use Games Area ('MUGA');
- An informal area with growing beds and seating; and
- Planted mews.

14.4 The Council's Green Spaces Officer is satisfied that these meet the various requirements necessary to make them good quality successful spaces, including that they are accessible and inclusive, welcoming and comfortable, safe and secure and multi-functional.

14.5 In terms of amount of public open space CPG requires 1260sqm and 1338sqm of new open space is proposed. No financial contribution is required. Open space calculations were not included in the previous application so a direct comparison is not possible.

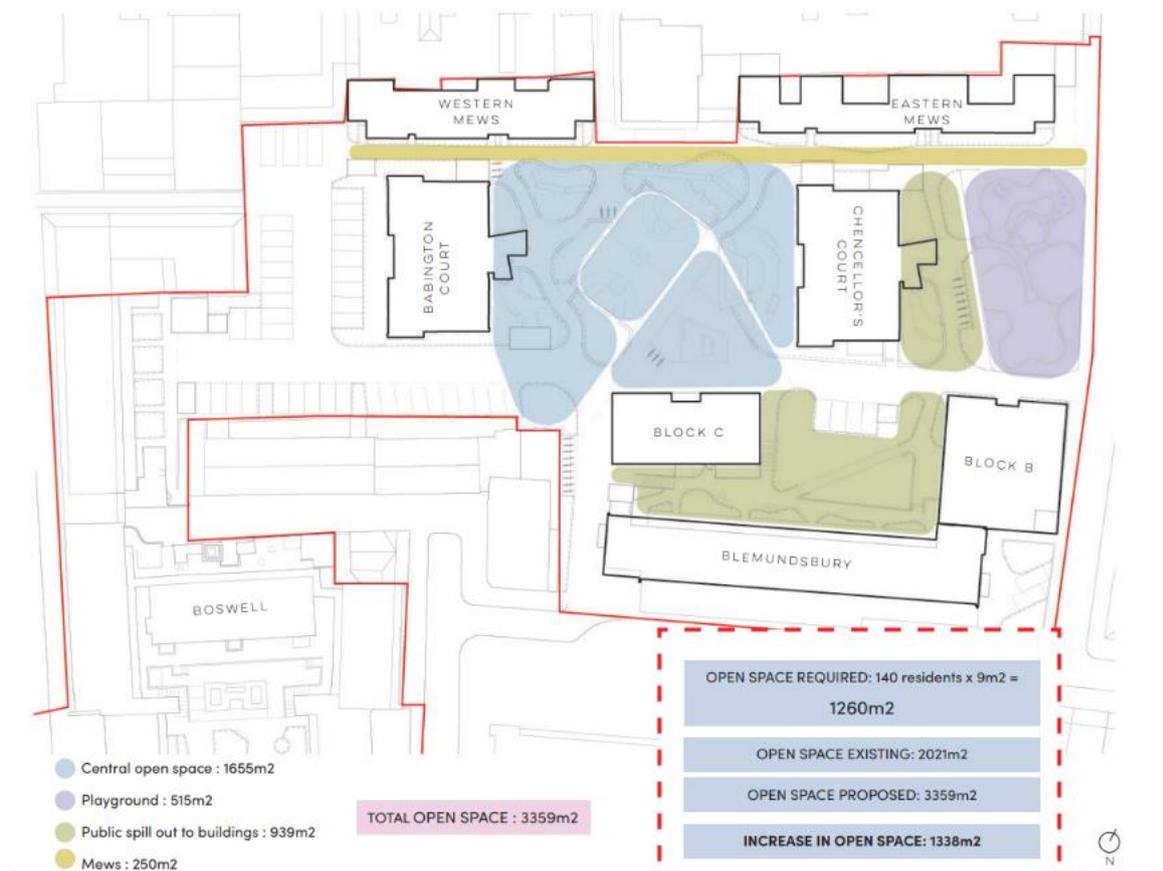


Figure 6 Open Space Provision

14.6 As such, the scheme would continue to make a positive contribution to POS in line with the development plan.

## 15 TREES, GREENING, AND BIODIVERSITY

### *Impact on trees, greening and biodiversity*

- 15.1 Local Plan policy A3 deals with biodiversity and expects development to protect and enhance nature conservation and biodiversity, securing benefits and enhancements where possible. It resists the removal of trees and vegetation of significant value and expects developments to incorporate additional trees and vegetation. This approach is supported by LP policy G5 which uses Urban Greening Factor (UGF) targets to evaluate the quality and quantity of urban greening. The policy applies a target of 0.4 for mainly residential schemes, and 0.3 for mainly commercial schemes.

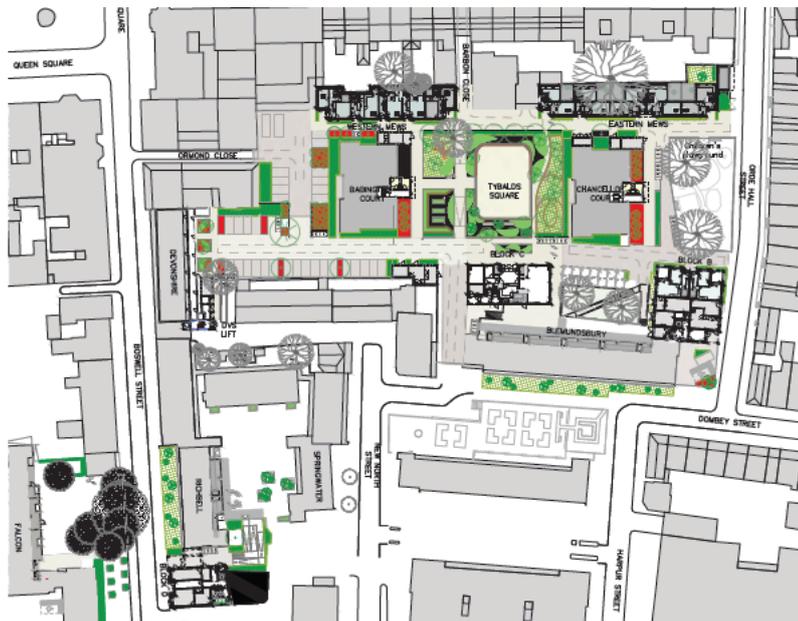


Figure 7 – Approved landscape and public realm.

- 15.2 The proposed development continues to support the existing trees currently located on the Site. Six trees, however, have grown significantly since the 2022 permission, with 'T73' now unfortunately clashing with the refuse and fire tracking for the Eastern Mews and Chancellor's Court.
- 15.3 The proposed development seeks to retain 1 Category A tree, 10 Category B trees, 9 Category C trees and 1 Category U tree. 4 trees are proposed to be removed, to facilitate the proposed development, an increase of 3 from the 2022 permission. These comprise one category B, two category C and one category U tree. The proposed development, however, seeks to provide 58 trees (54 to Tybalds Square and 4 to Richbell and Springwater), an increase of 7 from the 2022 permission which is welcomed.
- 15.4 The Council's Tree and Landscape Officer considers the hard and soft landscaping including play facilities to be a vast improvement on the current provision and the consented scheme. The newly proposed landscaping includes 58 new trees which is welcomed and will give a significant

improvement and enhancement of canopy cover in the medium and long term. However elements of the proposals were not viewed so positively, for example multi-stem trees were not welcome due to maintenance issues and the planting of large/semi-mature trees was not supported as they require more watering, tend not to establish as well as smaller trees and the carbon cost associated with larger trees is greater. These issues have been addressed and smaller single-stem trees are now proposed. A landscape management plan is required and will be secured by condition.

- 15.5 The scheme involves the removal of a semi-mature Koelreuteria tree (T73) that was to be retained under the approved scheme. The works are required to allow for access along the north perimeter of the site. The tree is not considered to significantly contribute to the character and appearance of the area. Its young age in conjunction with its relatively small size mean the loss of amenity and canopy cover can easily be mitigated through replacement planting. However the Arboricultural Report notes that consideration will be given to the tree being transplanted elsewhere.



*Figure 8 – Tree T73 (on the left) to be removed (or transplanted if possible)*



Figure 9 Proposed tree planting

- 15.6 The impact of the scheme on trees to be retained will be of an acceptable level, however detailed method statements and piling rig information relating to tree T71 is required as recommended in the submitted arboricultural report. This will be secured by condition.

**Statutory Biodiversity Net Gain**

- 15.7 The regulations state BNG does not apply to S73 permissions 'where the original permission which the S73 relates to was either granted before 12/02/2024 or the application for the original permission was made before 12/02/2024'. The original permission which this S73 relates to was granted in October 2022 and is therefore exempt from BNG.
- 15.8 The proposed landscaping scheme is considered to represent a significant improvement on the existing public spaces in and around the estate and the additional tree planting now proposed as part of the S73 will further enhance this. Details of the proposed tree protection, tree/plant species, landscaping and green roofs will be secured by condition.

**16 TRANSPORT**

- 16.1 Camden Local Plan policies T1, T2, T3 and T4 and Supplementary Guidance Document CPG7 (Transport) are relevant with regards to transport issues. The overarching aims of the Council's transport policies is to consider the impacts of movements to, from and within a site, including links to existing transport networks. The Council seeks to prioritise sustainable transport

which supports the primary aims and objectives of both the Camden Transport Strategy 2011 and the Camden Local Plan.

### **Trip Generation**

- 16.2 As the number of units proposed is lower than the 2022 permission (56 to 54), it is reasonable to assume that the associated trips by each mode will be no greater than the approved position. The proposed development is to be car-free, save for the provision of 1 disabled persons parking bay on site (one now to be off-site), and therefore the proposals are considered to have a negligible impact on the existing highway as it does not facilitate travel to site by car.

	CONSENTED	PROPOSED	CHANGE
Estate Permit Bay	34	34	0
Camden Permit Bay	10	10	0
Emergency	2	3	+1
Commercial	0	0	0
P&D	0	0	0
Disabled	2	1*	-1
<b>TOTAL</b>	<b>48</b>	<b>48</b>	<b>0</b>

\*one additional space to be provided on-street on Orde Hall St

*Table 5 Parking Provision*

### **Car Parking**

- 16.3 The scheme remains car-free except for 2 disabled parking spaces. A disabled parking bay is now proposed to be provided off-site at the southern end of Orde Hall Street. This will require a separate TMO consultation.
- 16.4 An additional ambulance parking bay is proposed to be provided in the Ormond Close car park at the request of Great Ormond Street Hospital ('GOSH'), resulting in a total of 3no. bays.

### **Cycle Parking**

- 16.5 The proposed development seeks to provide a total of 86 long-stay parking spaces and 50 short-stay parking spaces, exceeding the minimum standards prescribed by the London Plan and improving on the approved scheme by 32 spaces. Minor amendments are proposed to the locations and sizes of the proposed cycle storage facilities, compared to the 2022 permission, as follows:
- Block B – Cycle store is proposed on ground floor, accommodating 30 bikes;
  - Block C – Bike hangers and sheltered Sheffield stands are proposed to the rear of Block C, accommodating 12 bikes;

- Block D – Cycle store is proposed on ground floor, accommodating 20 bikes;
- Eastern and Western Mews Houses – 2 hangers and sheltered Sheffield standards are proposed, accommodating 22 bikes; and 20 Sheffield stands, accommodating 40 bikes, are provided in secure cycle facilities across the estate for existing residents and visitors.

***Deliveries and servicing***

- 16.6 As per the 2022 permission, servicing vehicles will enter the estate by the primary vehicular accesses, via New North Street, Orde Hall Street and Ormond Close, with waste collections for Richbell and Falcon continuing to take place kerbside. The number of servicing and delivery trips is expected to be per the levels consented under the 2022 permission and therefore it is considered that the servicing and deliveries will continue to be accommodated within the site.

***Planning conditions and obligations***

- 16.7 The consented planning conditions and obligations remain applicable to this S73 application. The only additional requirements are for a Local Level Travel Plan and a Travel Plan Monitoring and Measures financial contribution of £5,674 to be secured by condition and a Shadow legal agreement as the development will deliver between 50 and 80 residential units; these should have been secured under the original permission and the applicant has agreed to their inclusion at this stage.

**17 REFUSE AND RECYCLING**

- 17.1 Camden Local Plan policy CC5 (Waste) and Camden Planning Guidance (Design) are relevant with regards to waste and recycling storage and seek to ensure that appropriate storage for waste and recyclables is provided in all developments.
- 17.2 As per the 2022 permission, servicing vehicles will enter the estate by the primary vehicular accesses, via New North Street, Orde Hall Street and Ormond Close, with waste collections for Richbell and Falcon continuing to take place kerbside. The number of servicing and delivery trips is expected to be per the levels consented under the 2022 permission and therefore it is considered that the servicing and deliveries will continue to be accommodated within the site.
- 17.3 Minor alterations are proposed to the sitting and location of bin and refuse stores, including the re-provision of internal bin stores to Blocks B and D, and the provision of 6 external bin stores throughout the estate. The proposed bin stores accommodate refuse, recycling and food waste.

17.4 The revised proposals are considered to provide adequate waste storage facilities for the proposed dwellings as well as improved facilities for existing residents. The provision of these facilities will be secured by condition.

## **18 COMMUNITY INFRASTRUCTURE LEVY (CIL)**

18.1 The proposal will not be liable for Camden or the Mayor of London's CIL as no additional floorspace will be generated by the development

## **19 PLANNING OBLIGATIONS**

19.1 The application would be subject to a Deed of Variation transferring the previously approved Shadow S016 to this application. Some clauses will need to be amended to reflect revised information and documents which have been submitted, such as the energy and sustainability plan.

19.2 In addition the following additional clauses are required to mitigate the impact of the development upon the local area, including on local services:

- Local Level Travel Plan
- Travel Plan Monitoring and Measures financial contribution of £5,674 (not included in the original)
- Off-site disabled parking bay
- Energy and Sustainability Strategy to secure reporting to the GLA

## **20 CONCLUSION**

20.1 The proposed development would provide much needed new housing in the borough and would provide a good standard of accommodation for future residents. The amended proposals result in all 54 homes being provided as affordable housing, with the entirety of this being made up of social affordable rent units. This is welcome in addressing a pressing need in the borough and in land use terms provides greater public benefit than the approved scheme.

20.2 The design amendments which have mostly been the result of regulatory requirements and changes to the energy strategy and environmental approach, are considered acceptable overall. These have been designed as sensitively as possible to have regard to the amenity of existing residents living in and around the estate and the future occupiers of the new buildings.

20.3 The layout of the TRA community hall has been amended but it will still provide a much-improved facility compared to previous provision on site.

20.4 The landscape strategy has evolved in a positive way to help combat the urban heat island effect and climate change concerns; additional tree planting has also been incorporated, both of which are of significant public benefit.

20.5 The following conditions needs to be varied as a result of the changes, and some new ones imposed:

***Conditions to be varied:***

- C2 – Approved drawings and documents,
- C3 Detailed samples and drawings\_– canopies and balustrades to balconies; details and finishes of roof plant enclosures.
- C4 Landscaping Details to include requirement for a Landscape Management Plan and to stipulate that no multi-stem trees or trees with a girth greater than 18-20cm shall be included.
- C6 Tree Protection Measures – protection of Tree T71
- C8 SUDS further details
- C12 Land contamination
- C15. Plant and equipment - noise compliance
- C17 Cycle parking – number of spaces amended
- C24 Fire Statement
- C33 Energy and Sustainability
- C34 CMP
- C38 Delivery and Servicing Management Plan

***New conditions to be added:***

- Local Level Travel Plan
- Travel Plan Monitoring and Measures financial contribution of £5,674 (not included in the original
- SUDS evidence of installation
- Off-site disabled parking bay
- Energy and Sustainability Strategy to secure reporting to the GLA

20.6 The amended scheme is therefore considered to comply with the development plan as a whole and is recommended for approval subject to a deed of variation of the shadow S106 agreement and amended planning conditions.

## **21 RECOMMENDATION**

21.1 Grant conditional Planning Permission subject to a Deed of Variation to the Shadow Section 106 Legal Agreement with the following heads of terms:

- Local Level Travel Plan
- Travel Plan Monitoring and Measures financial contribution of £5,674 (not included in the original)
- Off-site disabled parking bay and financial contribution
- Energy and Sustainability Strategy to secure reporting to the GLA

## **22 LEGAL COMMENTS**

- 22.1 Members are referred to the note from the Legal Division at the start of the Agenda.

## **23 CONDITIONS**

1. Time period for implementation (3 years from date of permission) complied with.
2. Approved drawings

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

Drawing Numbers: Proposed Drawings:

TE2\_X-001, TE2\_X-002, TE2\_X-010, TE2\_X-011, TE2\_X-100, TE2\_X-101, TE2\_X-102, TE2\_X-200, TE2\_X-201, TE2\_X-202, TE2\_X-203, TE2\_BLEM-001, TE2\_BLEM-030, TE2\_BLEM-100, TE2\_BLEM-300, TE2\_B-100, TE2\_B-101, TE2\_B-102, TE2\_B-103, TE2\_B-104, TE2\_B-105, TE2\_B-200, TE2\_B-300, TE2\_B-301, TE2\_B-302, TE2\_B-303, TE2\_C-099, TE2\_C-100, TE2\_C-101, TE2\_C-102, TE2\_C-103, TE2\_C-104, TE2\_C-200, TE2\_C-300, TE2\_C-301, TE2\_C-302, TE2\_C-303, TE2\_D-100, TE2\_D-101, TE2\_D-102, TE2\_D-103, TE2\_D-104, TE2\_D-200, TE2\_D-300, TE2\_D-301, TE2\_D-302, TE2\_D-303, TE2\_EM-100, TE2\_EM-101, TE2\_EM-102, TE2\_EM-103, TE2\_EM-201, TE2\_EM-300, TE2\_EM-301, TE2\_EM-302, TE2\_EM-303, TE2\_WM-100, TE2\_WM-101, TE2\_WM-102, TE2\_WM-103, TE2\_WM-200, TE2\_WM-300, TE2\_WM-301, TE2\_WM-302, TE2\_WM-303, TE2\_BB-001, TE2\_BB-100, TE2\_CL-001, TE2\_CL-100, TE2\_DL-001, TE2\_DL-100, 869-FH-XX-00-DP-L-101 Rev. P1, 869-FH-XX-00-DP-L-201 Rev. P1, 869-FH-XX-00-DP-L-202 Rev. P1, 869-FH-XX-00-DP-L-401 Rev. P1, 869-FH-XX-00-DP-L-402 Rev. P1, 869-FH-XX-00-DP-L-403 Rev. P1, 869-FH-XX-00-DP-L-601 Rev. P1, 869-FH-XX-00-DP-L-102 Rev. P1, 869-FH-XX-00-DP-L-404 Rev. P1, 869-FH-XX-00-DP-L-602 Rev. P1, 315130-HAH-SW-00-D-E-09610, 225163-MNP-XX-XX-DR-C-1800

Background Papers and Supporting Documents:

Documents:

Background Papers and Supporting Documents: Fire Statement (Airey Miller Nov 2025), Energy and Sustainability Assessment (Harley Haddow, Nov 2025), GLA Spreadsheet (updated March 2026), 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 RTMME-

Arboricultural Impact Assessment and Tree Survey (TMA Environmental Nov 2025), Tree Planting Schedule (Farrer Huxley Nov 2025), Health Impact

Assessment July 2021, Waste Management Strategy 3170/1110, Outline Waste Management Strategy Addendum (Velocity Nov 2025), Draft Construction Logistics Plan parts 1-2 dated June 2021, Draft Delivery and Servicing Plan dated June 2021, Transport Statement (Velocity Nov 2025), , Noise and Vibration Assessment dated 17/06/2021, Noise Impact Assessment (Air and Acoustics Nov 2025), Air Quality Neutral Assessment dated 01/06/2021, Air Quality Assessment dated 01/06/2021, Drainage Strategy (MNP Nov 2025), Landscape Design and Access Statement (Farrer Huxley Nov 2025), UGF and Open Space Addendum (March 2026 , 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, Daylight / Sunlight Assessment Supplementary Note (Right of Light Consultants March 2025), EDP Heritage Assessment parts 1-3 ref edp6644\_r001a, Design and Access Statement parts 1-20 dated July 2021, Design and Access Statement Addendum (Matthew Lloyd Architects Nov 2025), DWD Planning Statement dated July 2021, Cover Letter dated 23/07/2021, Cover letter (DWD 14/11/2025), Independent review of daylight and sunlight assessment dated 04 January 2021.

3. Detailed drawings/samples

Prior to commencement of the relevant part of the development, excluding demolition and/or site investigations, 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

d) Details of canopies and balustrades to balconies

e) Details including materials and finishes of all roof plant enclosures

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, excluding demolition and/or site investigations, full details of hard and soft landscaping including planting and species details for all 58 new trees and means of enclosure of all un-built, open areas, and a landscape management plan shall be submitted to and approved by the local planning authority in writing. Notwithstanding the Tree Planting Strategy (Nov 2025) the scheme shall include no multi-stem trees and no trees larger than 18-20cm on planting. 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 20175. Landscaping - replacement planting.

#### 5. Hard and Soft Landscaping

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. Tree Protection Measures

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. A detailed method statement and piling rig information relating to tree T71 shall be submitted and approved in writing by the local planning authority.

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 – further details

Prior to commencement of development beyond the Phase 1 underbuilds, excluding demolition and/or site investigations, full details of the sustainable drainage system including at least 233m<sup>2</sup> of permeable paving with 10.5m<sup>3</sup> storage and 62m<sup>3</sup> blue green roof attenuation 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, or on any part of the entire development site for up to and including a 1:30 year storm unless shown to be unfeasible in existing buildings and in that case mitigation should be provided. The details shall demonstrate a site run-off rate conforming to as close to the greenfield run-off rate as possible to be approved by the Local Planning Authority. An up to date drainage statement, SuDS pro-forma, a lifetime maintenance plan and supporting evidence should be provided including:

- The proposed SuDS or drainage measures including storage capacities
- The proposed surface water discharge rates or volumes

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 and Policy SI 13 of the London Plan 2021.

9. Air quality

Prior to commencement of each residential building, 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 each residential building 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 beyond the Phase 1 underbuilds, 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, and in the case of Blemundsbury Building, receptor 5 and 6 by at least 5dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity (excluding Blemundsbury Building, receptor 5 and 6).

The 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 136 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 nestbuilding 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 roof structures of the relevant blocks, 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 m<sup>2</sup>. 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 – removed as not applicable.

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 AH) [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 Airey Miller (ref: S25143-AMSL-FSS-TYB-T-FE-0004) dated 10/09/2025 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 105 litres/person/day, and 5 litres/person/day for external water use. 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 and CC3 of the London Borough of Camden Local Plan 2017 and Policy SI 5 of the London Plan 2021

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 and Energy Strategy Addendum prepared by Harley Haddow, 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 any further development (above ground works) beyond the Phase 1 underbuilds, 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

Discharged on 7.12.22

36. \*Construction impact bond

Discharged on 7.12.22

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 first occupation of blocks B, C, D or the mews terraces, 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

Discharged on 7.12.22

40. \*PCE contribution

Discharged on 7.12.22

41. \*Carbon offset payment

Discharged on 7.12.22

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 commencement of blocks B, C, D or the mews terraces, 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.

45. \*Local Level Travel Plan

Prior to first occupation of blocks B, C, D or the mews terraces, a Local Level Travel Plan shall be submitted to and approved 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 T1, T2 and T3 of the Camden Local Plan 2017

46. \*Travel Plan Monitoring and Measures financial contribution

On or prior to implementation of blocks B, C, D or the mews terraces, confirmation that the necessary measures to secure a travel plan monitoring payment 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.

47. Accessible parking space

A fully accessible car parking space shall be provided adjacent to the site on Orde Hall Street prior to the first occupation of any residential units within blocks B, C, D or the mews terraces, the details of which shall have been submitted to and approved in writing by the local planning authority. Thereafter the use of this space shall at no time be used for car parking other than by registered disabled residents of, or visitors to, the wheelchair accessible units as shown on the approved drawings and no further car parking spaces shall be provided on the site other than as indicated on the approved drawings unless as otherwise may be agreed by the local planning authority in writing.

Reason: To ensure that the development does not contribute unacceptably to parking stress and congestion on the site and unacceptable increases in car use generally, and to ensure adequate provision for people with disabilities in accordance with policies C6 (Access for all) and T2 (Parking and car-free development) of the Camden Local Plan 2017.

48. *SuDS: Evidence of installation*

Prior to first occupation of blocks B, C, D or the mews terraces, 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.

Reason: To ensure that the necessary measures are in place 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

49. \*Energy and Sustainability Strategy to secure reporting to the GLA

In line with the GLA 'Be Seen' energy monitoring guidance, prior to each building being occupied, details of the verified 'as-built' design estimates of the 'Be Seen' energy performance indicators shall be uploaded to the GLA's Energy Monitoring Portal. Upon completion of the first year of Occupation or following the end of the Defects Liability Period (whichever is the later) and for the following four years after that date, details of the annual in-use energy performance data for all relevant indicators under each Reportable Unit shall be reported to the GLA: In the event that the 'in-use stage' evidence submitted

under the second part of this condition shows that the 'As-built stage' performance estimates submitted under the first part of this condition have not been met, an action plan and measures including timetable shall be submitted to the Local Planning Authority for its approval in consultation with the GLA and thenceforth implemented in accordance with the details as have been approved.

Reason: In order to ensure that actual operational energy performance is minimised and demonstrate compliance with the 'be seen' post-construction monitoring requirement of Policy SI2 of the London Plan.

## **22. INFORMATIVES**

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 BuildingControl 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](http://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)

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.

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.



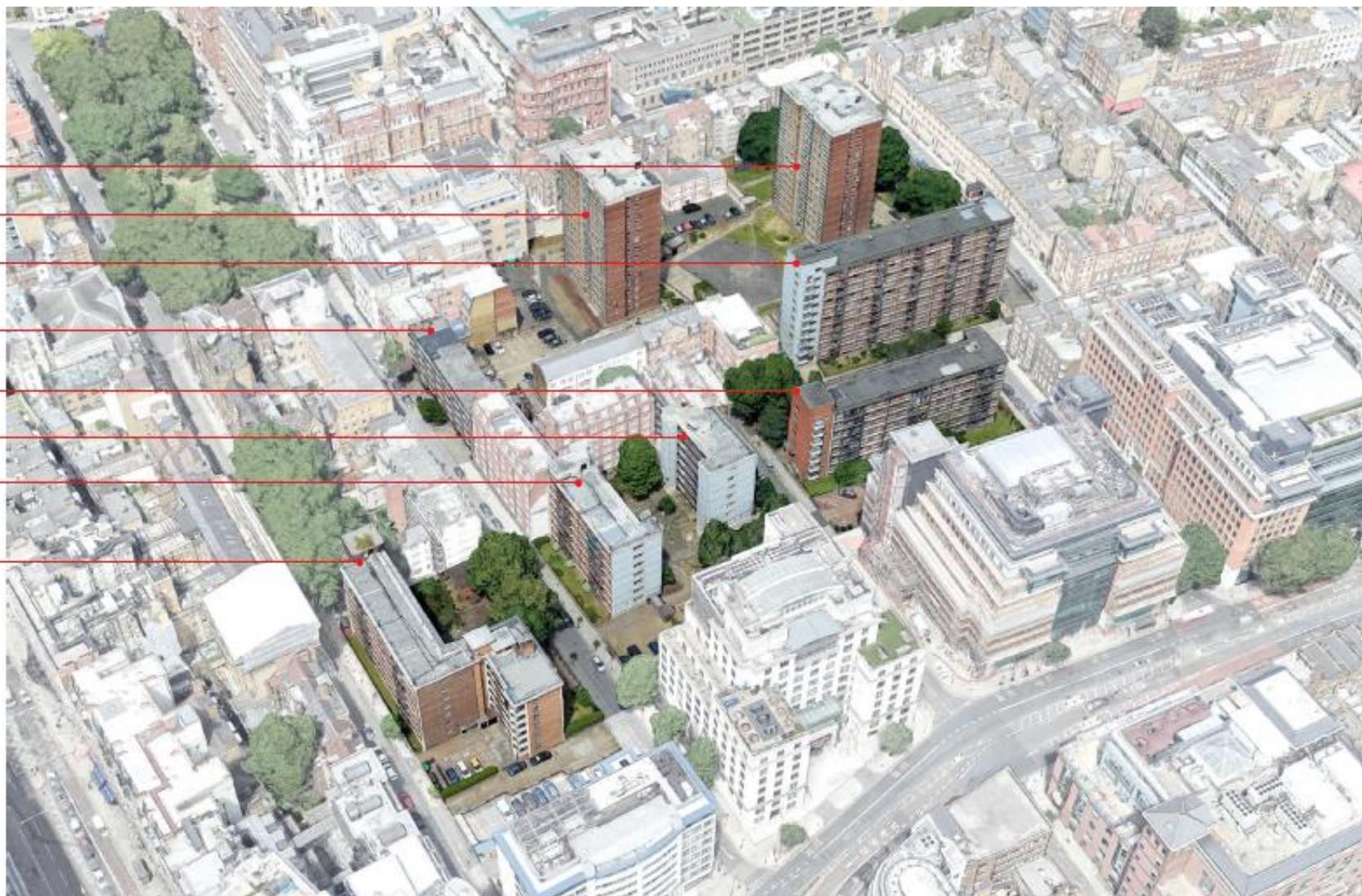
# Planning Committee

26<sup>th</sup> March 2026

2025/5171/P

Tybalds Estate  
WC1N 3JT





CHANCELLORS COURT

BABINGTON COURT

BLEMUNDSBURY

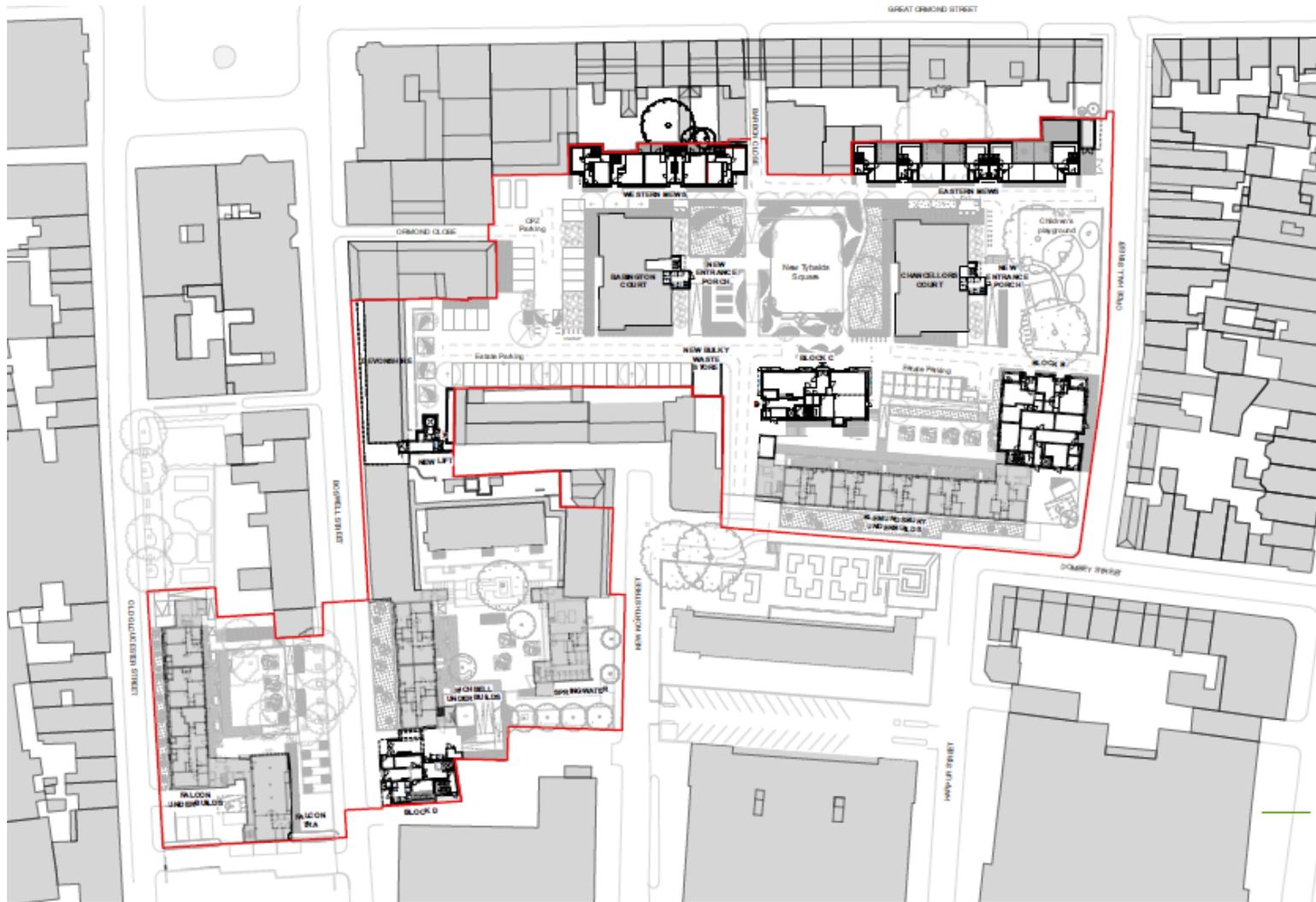
DEVONSHIRE

WINDMILL

SPRINGWATER

RICHBELL

FALCON





Proposed Site plan



1. Dombey Street - Looking west with Blomundsbury rising behind.



2. New North Street - Looking east towards Lambs Conduit.



3. Orde Hall Street - Looking west towards Babington Court.



4. Tybalds Estate - Looking east towards Orde Hall Street and Blomundsbury.



5. Tybalds Estate - Looking north towards Barbon Close and Great Ormond Street.



6. Orde Hall Street - Looking south towards Harpur Street.



7. Tybalds Estate - Looking west towards Devonshire Court.



8. Tybalds Estate - Looking south towards Devonshire Court.



9. Tybalds Estate - Looking north towards Ormond House.



10. New North Road - Looking north towards Tybalds Estate.



11. Boswell Street - Looking south towards Theobalds Road.



12. Great Ormond Street - Looking west towards Queen Square Gardens.



25. Blemundsbury - Underbuilds.



26. Blemundsbury - Underbuilds.



27. Blemundsbury - Underbuilds interiors.



28. Richbell - Underbuilds.



29. Falcon - Underbuilds



30. Falcon - Underbuilds Frontyard.

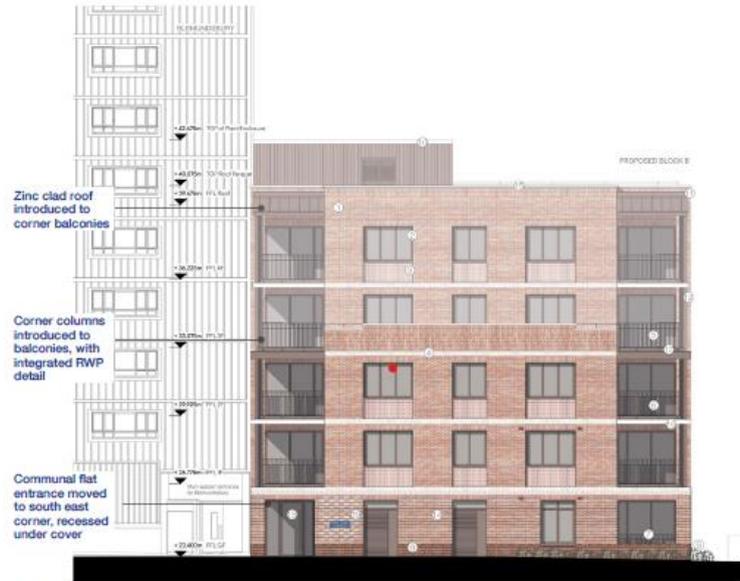


**NORTH ELEVATION - CONSENTED**

## Block B North elevation changes



**EAST ELEVATION - CONSENTED**



**EAST ELEVATION**



**SOUTH ELEVATION - CONSENTED**





WEST ELEVATION - CONSENTED



WEST ELEVATION



**NORTH ELEVATION - CONSENTED**



**NORTH ELEVATION**



**EAST ELEVATION - CONSENTED**



**EAST ELEVATION**



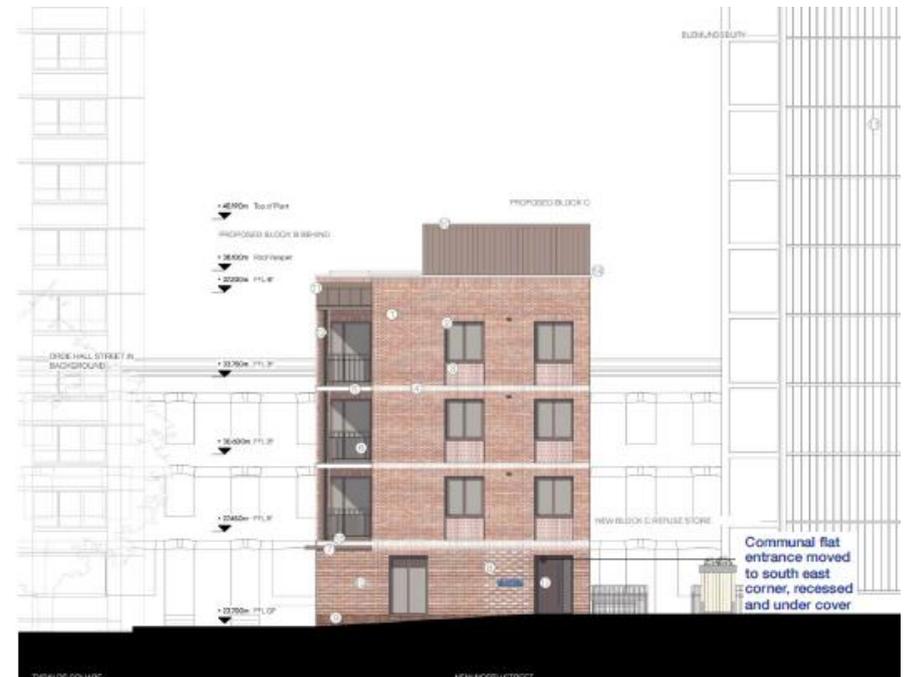
**SOUTH ELEVATION - CONSENTED**



**NORTH ELEVATION**



**WEST ELEVATION - CONSENTED**

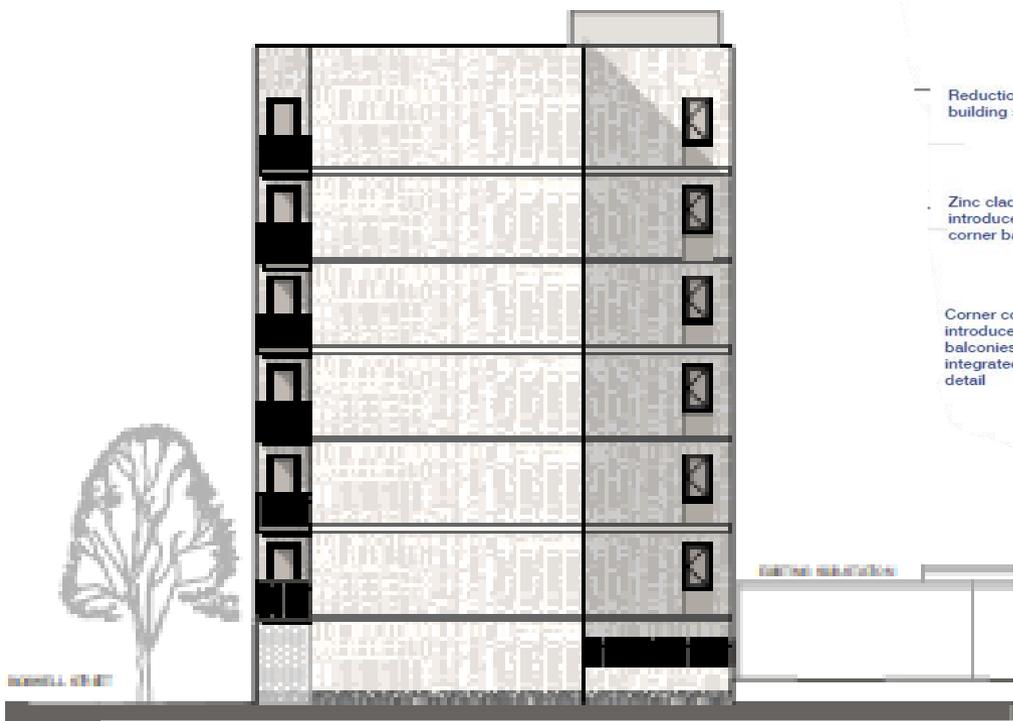


**WEST ELEVATION**

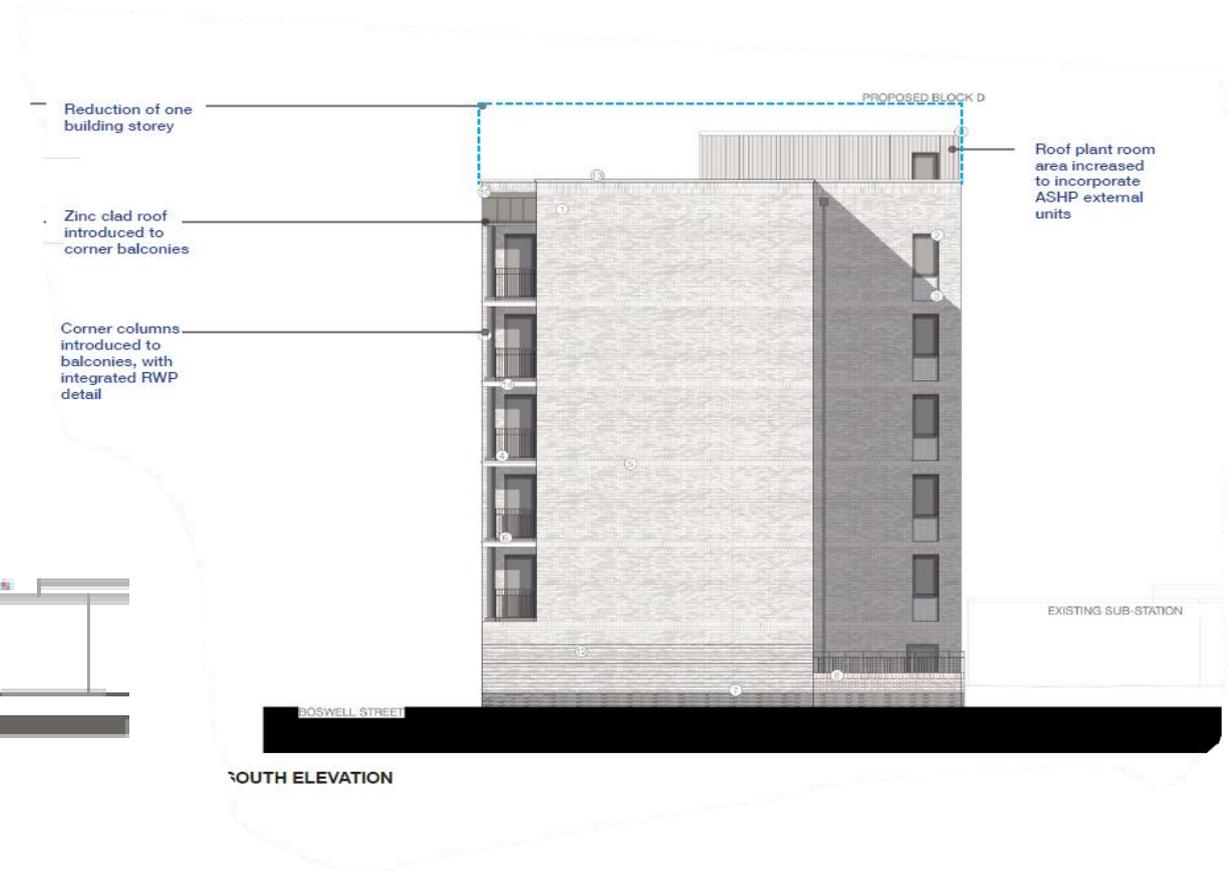


**WEST ELEVATION - CONSENTED**





**SOUTH ELEVATION - CONSENTED**



**SOUTH ELEVATION**



**EAST ELEVATION - CONSENTED**



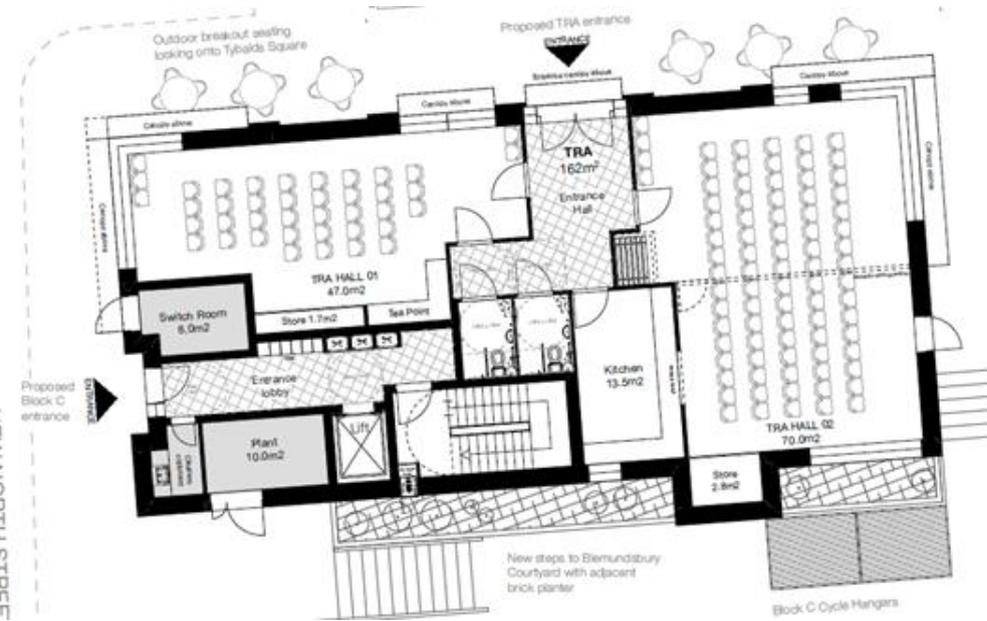
**ELEVATION**



**NORTH ELEVATION - CONSENTED**



**NORTH ELEVATION**



## CONSENTED SCHEME



- Layout follows angle of buildings.
- One multi-use square.
- No designated sports area.
- Community raised growing beds.
- Most planting flush to ground.
- Largely resin bound gravel and tarmac.

## PROPOSED S73 SCHEME



- Changed layout and zoning, with designated sports area and reinforced desire lines.
- Introduction of more trees, especially larger trees for shade
- Introduction of raised planters to avoid contaminated land.
- Larger SUDs features for drainage.
- Introduction of raised decks for young people.
- Introduction of feature outdoor table associated with TRA hall.
- Change of materials for cooling and vehicular resistance.
- Cycle hoops moved into square for ease of use.

TYBALDS SQUARE

	CONSENTED SCHEME	S73 SCHEME
Tress proposed	51	54
Trees removed	1	4*
Trees transplanted	-	0
Planting	1200m2	1913m2
Surfaces	Tarmac, Resin bound and self binding gravel in tones of black and buff	Clay brick and self binding gravel in tones of warm colours and buff
Grow gardens	Yes	Yes
Carpark spaces	44	44
Cycle stands	25	25
Cycle shelter	3	3

\*This increase in tree removal is due to the growth of T73, which, having grown in size since the consented scheme, unfortunately now sits in the path of fire and refuse tracking shown in both the consented and S73 schemes. T65, T66, and T68 have all grown since the consented scheme was drawn. We therefore believe that the consented scheme would now also require the removal of these trees.

RICHBELL & SPRINGWATER

	CONSENTED SCHEME	S73 SCHEME
Trees proposed	1	4
Planting	86.5m2	171m2
Ramp access	Non compliant	Compliant
Surfaces	Artificial grass / block paving	Clay brick in tones of warm colour
Refuse collection	with stepped kerb	Localised drop kerb to create flush access
Cycle shelter	1	2