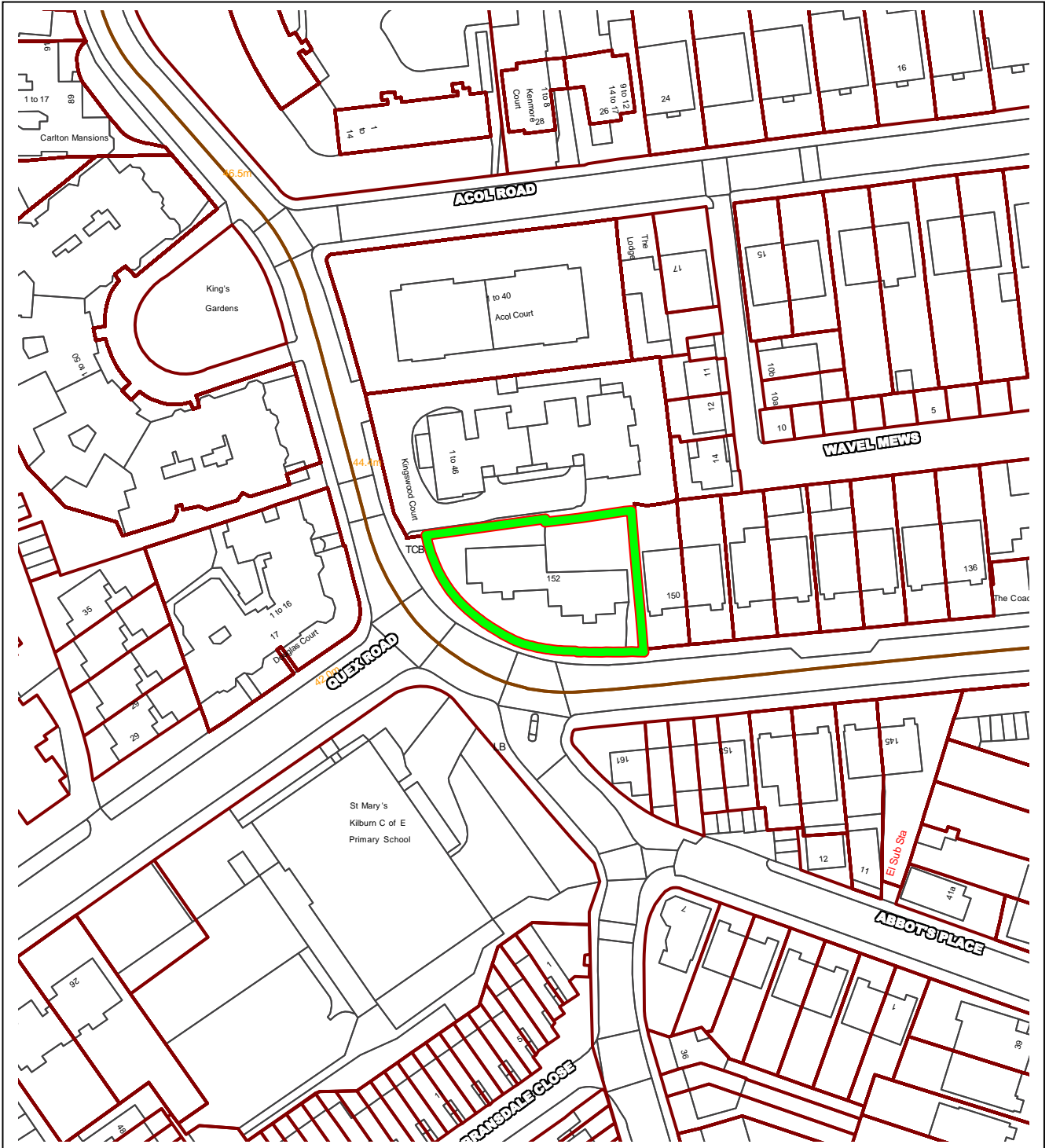


2022/2636/P 152 Abbey Road



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Manor Court 2022/3236/P



Figure 1: Front elevation of application site (Manor Court). Facing north on Abbey Road.

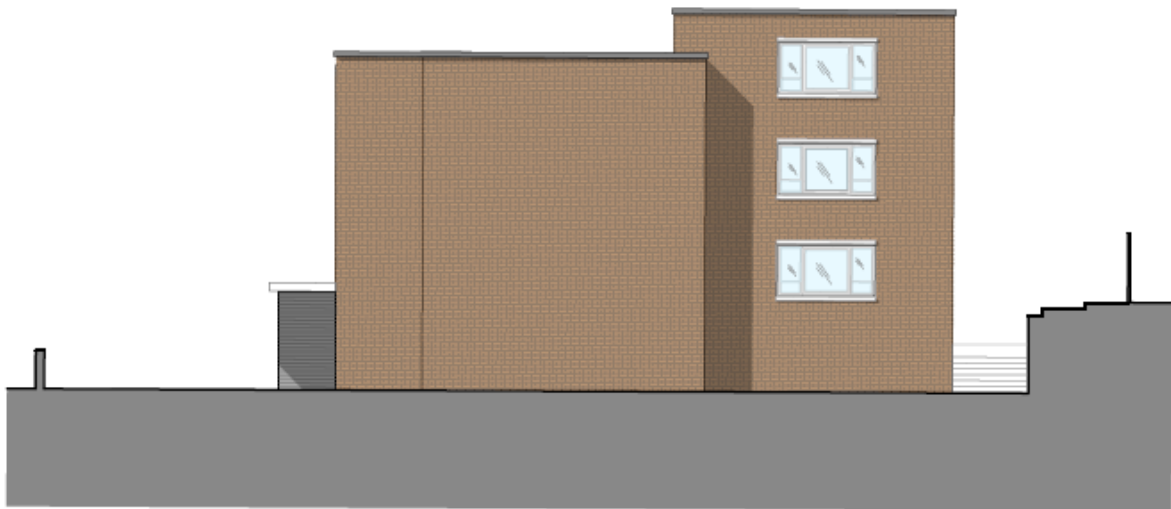


Figure 2: Existing East Elevation.

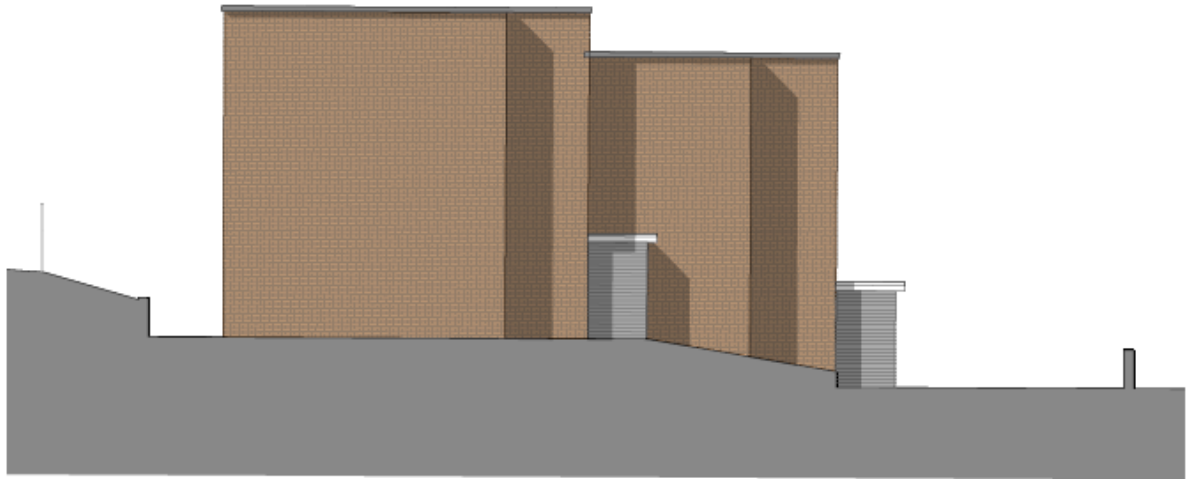


Figure 3: Existing West Elevation



Figure 4: Existing North (rear) Elevation.



Figure 5: Existing South (front) Elevation.



Figure 6: Existing long elevations, showing application site and scale of surrounding buildings.

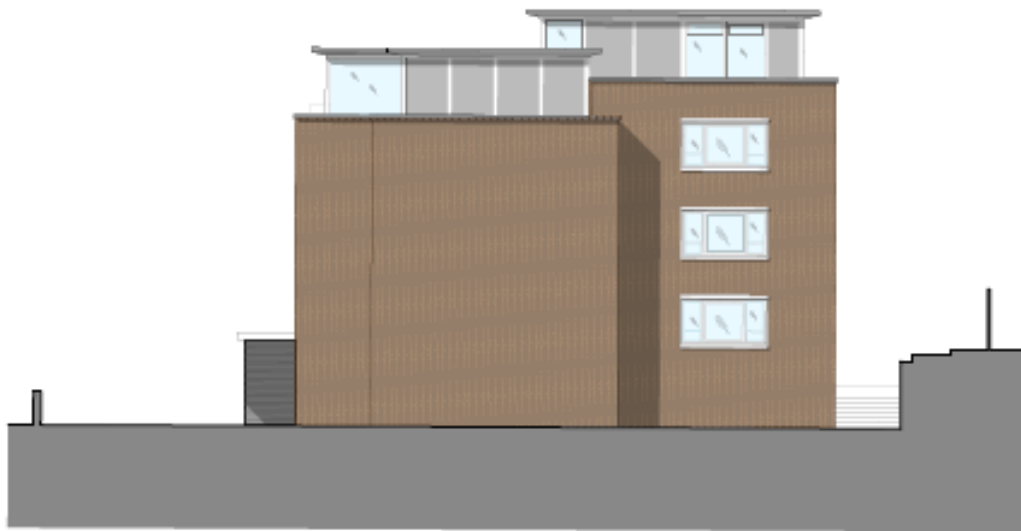


Figure 7: Proposed Eastern Elevation.

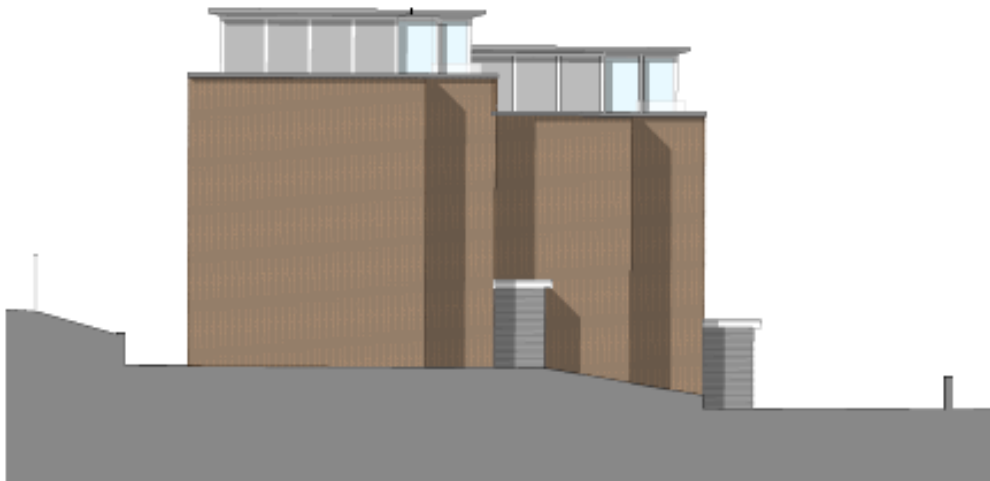


Figure 8: Proposed Western Elevation.



Figure 9: Proposed Northern (rear) Elevation.



Figure 10: Proposed Southern (front) Elevation.



Figure 11: Proposed long elevations, showing application site and scale of surrounding buildings.

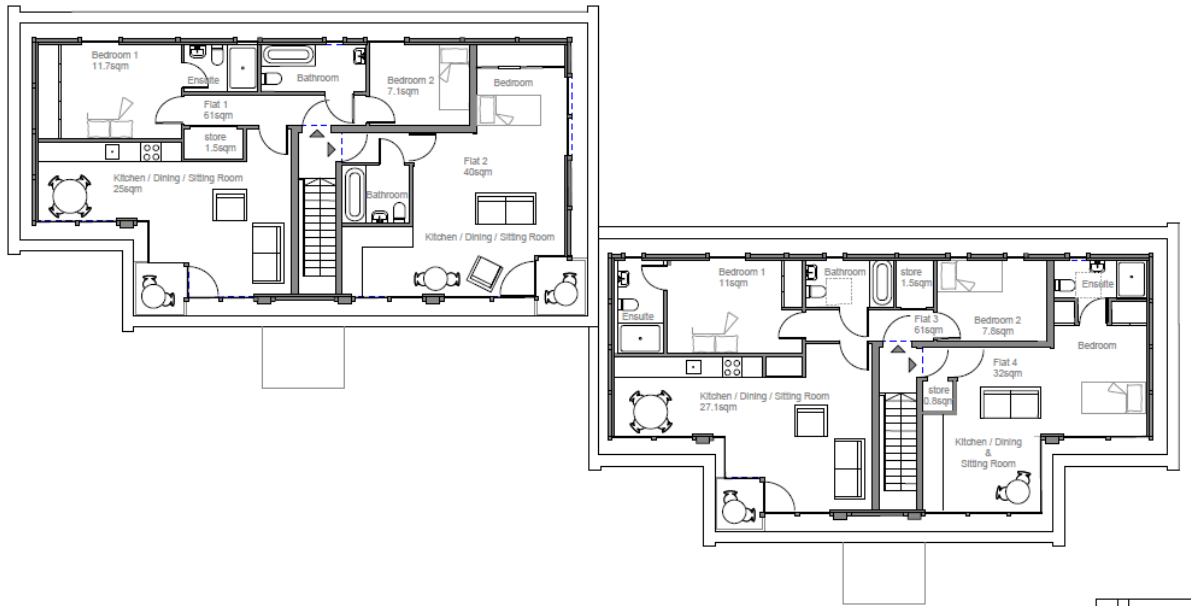


Figure 12: Proposed Floor Plan of the 4 residential units.

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	15/08/2022
		N/A / attached	Consultation Expiry Date:	28/08/2022
Officer			Application Number(s)	
Alex Kresovic			2022/2636/P	
Application Address			Drawing Numbers	
Manor Court 152 Abbey Road London NW6 4ST			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey flat roof extension to provide 4 x residential flats (C3 Use Class).				
Recommendation(s):	Grant Conditional Planning Permission subject to a Section 106 Legal Agreement			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified 00		No. of responses 03		No. of objections 03	
Summary of consultation responses:	<p>Site notices were displayed on 03/08/2022 (expired 27/08/2022) and a press advert was published on 04/08/2022 (expired 28/08/2022).</p> <p>Three (3) objections were received from neighbouring occupiers, all of whom are residents at Kingswood Court. Concerns arising from these objections are summarised below:</p> <p><u>Design</u></p> <ul style="list-style-type: none"> The new storey is out of keeping with the rest of the building. The proposal would not preserve or enhance the conservation area. Impact of increased parking pressure <p>Officers Response:</p> <ul style="list-style-type: none"> <i>The surrounding street scene is varied with properties of differing heights, architectural treatments and roof forms. The neighbouring buildings either side of the property are taller and of a differing scale to the application site. Given this setting, the proposed additional storey will sit comfortably within the street scene and will not cause harm to the established form in this part of the Conservation Area.</i> <i>No further car parking is proposed. All 4 new residential units would be designated as being car free, i.e. the future occupants should not be provided with an off-street parking space and will not be entitled to on-street parking permits from the Council. This arrangement will be secured by means of the Section 106 Agreement.</i> <p><u>Amenity</u></p> <ul style="list-style-type: none"> Loss of light to the host property and neighbouring Kingswood Court. Increased movement of heavy goods and impact on traffic, pollution and excess noise <p>Officers Response:</p> <ul style="list-style-type: none"> <i>A sunlight daylight assessment has been submitted with the application confirming the proposals are in accordance with BRE daylight/sunlight standards.</i> <i>A full CMP would be secured as a Section 106 Legal Agreement if permission is granted. This would need to take account of existing and future construction works in the nearby area to ensure disruption to local residents and the highway network is minimised.</i> 					
CAAC/Local groups* comments: *C.R.A.S.H	<p>One (1) response received from C.R.A.S.H (Combined Residents Association of South Hampstead). Their response is summarised below.</p> <p>The property subject of this application is within the South Hampstead Conservation Area. The plan to build a further storey on the roof of the existing building will cause serious harm and a loss of amenity to both the residents of the current building and also to the residents of adjoining buildings on West End Lane and Abbey Road.</p> <p>Officers Response: <i>Please refer to the above responses.</i></p>					

Site Description

The site is located on the northeast corner of the junction of Abbey Road, West End Lane and Quex Road. Manor Court is within the South Hampstead Conservation Area and borders the Priory Road Conservation Area to the east. The building is not identified as a positive contributor for the Conservation Area.

The property currently comprises two low rise purpose built blocks of flats, arranged over ground, first and second floors with a total of 12 residential units provided (4 per floor). The flats have a communal garden with mature trees to the north. A total of 8 off-street parking spaces are currently provided in a car park at the rear of the property (though 1 is used for refuse storage).

The site has a PTAL score of 6a, the second highest achievable, which indicates that it has an excellent level of accessibility by public transport. The nearest stations are Kilburn High Road and Kilburn Park, located to the south of the site, whilst the three West Hampstead stations are located to the north. The nearest bus stops are located in close proximity to the site on Abbey Road, West End Lane, Quex Road and Kilburn High Road.

Relevant History

TP9026/23741 - The erection of nine flats and six garages and the formation of a new means of access to the highway at No. 152, Abbey Road, Hampstead. Granted 07/07/1956.

2016/5383/P - Erection of single storey flat roof extension to provide 4 x residential flats (C3 Use Class). Withdrawn

Relevant policies

The National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

A1 Managing the Impact of Development
A4 Noise and Vibration
D1 Design
D2 Heritage
CC5 Waste
H1 Maximising Housing Supply
H6 Housing Choice and Mix
H7 Large and small homes
T1 Prioritising Walking, Cycling and Public Transport
T2 Parking and Car Free Development

Camden Planning Guidance

Home Improvements CPG (2021)
Amenity CPG (2021)
Design CPG (2021)
Transport CPG (2021)

South Hampstead Conservation Area Character Appraisal and Management Strategy (2011)

Assessment

1. Proposal

1.0 The application proposes a single storey roof extension to provide 4 no. residential units including 2x one bedroom units and 2x two bedroom units. The new flats will be accessed via the existing building entrances and cores.

1.1 The proposed roof structure will consist of a light-weight construction, set back from the original eaves, with fixed glazing and sliding doors, reflecting the position of the windows on the floors below and aluminium composite panelling. The structure will have a flat roof, providing a continuation to that of the existing building. Three small corner balconies are also proposed fronting onto Abbey Road, serving the 2x two-bedroom flats, and 1x one-bedroom flat.

1.2 External cycle parking is provided at the rear of the site with space for six (6) cycles. No additional on-site car parking is proposed.

2. Assessment

Principle of development

2.1 Policy H1 promotes the efficient use of buildings in Camden to supply additional homes, as self-contained housing is a priority land use.

2.2 The proposal is for 4 no. additional flats in the form of 2x one bedroom units and 2x two bedroom units. The development would increase housing supply in the borough and is in accordance with Policy H1. The mix of flats is also acceptable as it is a good ratio of high priority units.

Design and Conservation

2.3 Policy D1 'Design' states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; be sustainable and durable and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Policy D2 'Heritage' states that to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

2.4 Paragraph 5.13 of Design CPG states that additional storeys and roof alterations are likely to be acceptable where alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form. The application site, commonly known as Manor Court is in the South Hampstead Conservation Area wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

2.5 The South Hampstead Conservation Area and Management Appraisal stipulates that roof extensions should take account of the design of the original building, its front elevation, roof form and the pattern of neighbouring buildings.

2.6 The application site comprises two low rise blocks of flats constructed from concrete and brick with flat wall surfaces, large oblong picture windows and a flat roof; all common characteristics of sixties domestic architecture. The proposed single storey roof extension, set back from the original eaves, aids the design by creating a distinction between the existing and new, but also reduces the visual impact within the existing streetscape, which is therefore considered to be acceptable in terms of the siting and relationship to the adjoining properties.

2.7 The surrounding streetscape contains a variety of building types of differing heights and roof types, with the neighbouring buildings to the north (Kingswood Court) and east (No. 150 Abbey Road) being taller than the subject site. Against this setting, the existing building could comfortably accommodate additional height without unacceptable impact on the streetscape. One storey is an appropriate additional height for Manor Court without being overbearing as experienced from views from Abbey Road or otherwise damaging in form or appearance to its surroundings.

2.8 With regard to materials, the proposed roof extension would be constructed from fixed glazed and sliding doors and grey panelling. The design of the proposed elevations has incorporated new façade details to that of the host property. This is demonstrated by the continuation of the vertical panelling, keeping the same location but changing the materials as to create a continuity between the two parts while allowing them to be distinct from each other in a sympathetic way. The materials are architecturally sympathetic to the host property and would not harm the character or appearance of the conservation area. Details of materials are recommended to be secured by condition should permission be granted.

2.9 Overall, the proposal is considered to be of high quality and therefore not considered harmful to the character or appearance of the host building, street scene or the South Hampstead Conservation Area, in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

2.10 Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Living standards of future occupiers

2.11 The Housing CPG requires new development to provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space; facilities for the storage, recycling and disposal of waste; facilities for bicycle storage; and private outdoor amenity space.

2.12 Policy H6 of the Camden Local Plan states that all new residential development should meet nationally described space standards.

Flat no. and bedroom size	Proposed internal floor areas	National Space Standards
Flat 1- 2B3P	61sqm	61sqm
Flat 2 – 1B1P (with shower room)	39sqm	37sqm
Flat 3 – 2B3P	61sqm	61sqm
Flat 4 – 1B1P (with shower room)	32sqm	37sqm

2.13 As illustrated by the above table, flat nos. 1, 2 and 3 would meet national space standards. Flat 4 is measures 32sqm and therefore would not meet the minimum gross internal floor area of 37sqm for a one-bed, one person unit with a shower room.

2.14 The internal floor area of the new accommodation is dictated by the footprint of the existing building, though it is proposed to set the extension back from the original eaves to reduce the visual impact within the townscape. The only means of gaining additional floor area would be to building the extension out to the existing eaves. Balanced against the conservation of the character and appearance of the host building and wider area, it is considered acceptable that flat 4 falls slightly short of the required standard for a one bedroom one person unit.

2.15 It is considered that all the rooms in the new dwellings would be able to function for the purposes for which they are intended and would have an adequate size, shape, door arrangement, height, and natural lighting.

2.16 Three of the four new dwellings would benefit from private outdoor amenity space, served by the proposed 2 no. balconies. In addition, there are communal gardens at the front of the building.

2.17 There is an existing communal bin area at the rear of the site, which would cater for the storage, recycling, and disposal of waste, which is considered to be acceptable.

2.18 The existing building does not provide step-free access to the flats within and therefore the proposal would not meet all the requirements of Part M4(2) of Building Regulations; however, it is considered acceptable as the proposal will not worsen the situation in relation to accessibility.

2.19 Overall, it is considered that the new dwellings would provide an acceptable standard of residential accommodation, in accordance with Policy H6.

Residential Amenity

2.20 Policy A1 seeks to ensure that development does not cause adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy and overlooking, noise and vibration and odour.

2.21 A Daylight / Sunlight assessment has been submitted as part of this application. The assessment demonstrates that the windows on neighbouring properties (Kingswood Court and 150 Abbey Road) and those within the host building will continue to meet the relevant BRE standards in terms of the amount of daylight and sunlight received. As such the proposal would not result in unacceptable effects on the living conditions of occupiers of neighbouring residential properties in accordance with policy A1 and the Amenity CPG.

2.22 The buildings southern and western elevations look onto Abbey Road. The properties on the opposite side of the road are separated by the highway and set a sufficient distance to prevent overlooking.

2.23 Directly to the east of the application site is No. 150 Abbey Road, the flank (western) elevation of which contains several windows that serve rooms within the building that is occupied as flats. The existing eastern elevation of Manor Court, closest to No. 150 Abbey Road is blank and is located approximately 4m away. Under the proposed scheme a window would be introduced into this eastern flank elevation on the proposed roof extension that would serve a bedroom, however given that the windows on the opposite flank wall of No.150 Abbey Road are largely secondary or relate to communal areas the proposal would not result in unacceptable overlooking.

2.24 To the rear of Manor Court is Kingswood Court. There are existing windows on the application sites rear elevation which are between 10 and 20 metres from the windows on the southern elevation of Kingswood Court opposite. Given the existing relationship between the two buildings the proposal is not considered to result in increased overlooking over and above existing levels.

2.25 The majority of objections relate to the noise arising from the construction phase of the development. A full Construction Management Plan (CMP) would be secured as a Section 106 Legal Agreement if permission is granted. This would need to take account of existing and future construction works in the nearby area to ensure disruption to residents and local highway network is minimised.

2.26 In terms of the noise or disturbance resulting from the use, this is a material planning consideration; however, it is not considered that the level of noise generated from the new dwellings or comings and goings to the dwellings within an existing residential development would cause undue harm to neighbouring properties.

2.27 Small corner balconies, approximately 3sqm in size, are proposed fronting onto Abbey Road however as they could only accommodate 1-2 people, they are unlikely to cause significant noise or disturbance. It is therefore considered that the proposals are in general accordance with policy A1.

Affordable Housing

2.28 Policy H4 (Maximising the supply of affordable housing) of the Local Plan requires a contribution to affordable housing (AH) from all developments providing one or more additional residential units and providing additional residential

floorspace of 100m² (GIA) or more. The proposal seeks to provide a new residential unit with the plans indicating a new residential floorspace of 218 sqm GIA.

2.29 The sliding scale target, starting at 2% for one home and increasing by 2% for each home added to capacity, is applied to the additional floorspace proposed. The affordable percentage is calculated on the basis that 100m² (GIA) is sufficient 'capacity' for a single home (rounded up or down to the nearest 100 sqm). Schemes providing a capacity for fewer than 10 units will not need to provide on-site affordable housing but are expected to make a payment in lieu (PIL), subject to viability.

2.30 In this case, based on the new residential floorspace of 218sqm GIA, the capacity of the floorspace is 2 new homes (100 sqm per home, rounded). At 2% per home, the AH target would be 4% of the new residential floorspace. The AH floorspace target is therefore 8.72sqm (4% of 218sqm). A PIL is sought at a rate of £5,000 per m² of GIA. The financial contribution is therefore 8.72sqm x £5,000 = £43,600.00. This is based on measurements taken from the submitted plans by the applicant and the final financial contribution would be dependent on the PIL figure at the time of agreeing the Section 106 Agreement.

Sustainability

2.31 Local Plan policy CC2 states that all development should adopt appropriate climate change adaptation measures such as measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.

2.32 The proposed single storey roof extension proposes a green roof and the provision for 26 PV panels to the proposed roof. The proposed green roof promotes biodiversity whilst adding to the green nature of the conservation area - minimising impact of the new extension whilst the proposed PV panels is a renewable energy source and reduces carbon emissions. A green roof also aids with insulation and cooling, reducing the carbon footprint of the property. A planning condition would be added to require the submission and approval of full details of the green roof and PV panels prior to the occupation of the new dwellings.

Transport

2.33 The site has a PTAL score of 6a, the second highest achievable, which indicates that it has an excellent level of accessibility by public transport. In line with Policy T2 all 4 new residential units would be designated as being car free, i.e. the future occupants should not be provided with an off-street parking space and will not be entitled to on-street parking permits from the Council. This arrangement will be secured by means of a Section 106 Legal Agreement.

2.34 A total of 8 off-street parking spaces are currently provided in a car park at the rear of the property for existing tenants of the host building. No further car parking is proposed. The submitted proposed ground floor plan and the Design and Access Statement indicate that the number of off-street parking spaces will be reduced by one in order to accommodate additional bin storage, this is considered acceptable.

2.35 Cycle parking for the proposed development should be provided in accordance with the requirements of Policy T1. The submitted ground floor plan shows a secure cycle parking shelter in the rear car park which is capable of accommodating 6 cycles as required under the London Plan for the four new flats. A planning condition would be added to require the submission and approval of full details of the cycle parking prior to the occupation of the new dwellings.

2.36 Paragraph 6.12 of the Local Plan states that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process (including any demolition works. For some developments this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP).

2.37 The site would be accessed from Abbey Road. Traffic flows are likely to be fairly low, however due to the amount of construction and the sensitive nature of the local streets, a CMP will be secured via S106 legal agreement.

3. Recommendation

3.1 Grant conditional planning permission, subject to a S106 Legal Agreement.

3.2 The S106 Legal Agreement seeks to secure the below:

- Car Free Development
- Construction Management Plan
- Affordable Housing Contribution of £43,600.00

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th July 2023, nominated members will advise whether they consider this application should be

reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/2636/P
Contact: Alex Kresovic
Tel: 020 7974 3134
Date: 5 July 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Studio 5 (London) Design Ltd
130
Warden Avenue
Rayners Lane
Harrow
HA2 9LN
undefined

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
Manor Court
152 Abbey Road
London
Camden
NW6 4ST

Proposal:

Erection of single storey flat roof extension to provide 4 x residential flats (C3 Use Class).

Drawing Nos: EX00 P1 dated 09-09-16; EX01 P1 dated 09-09-16; EX02 P1 dated 09-09-16; EX03 P1 dated 09-09-16; EX04 P1 dated 09-09-16; GA01 P2 dated 10-01-17; GA02 P2 dated 10-01-17; GA03 P1 dated 09-09-16; GA04 P1 dated 09-09-16; GA05 P1 dated 09-09-16; PL-01 Rev: A dated June 2023; Daylight / Sunlight Assessment published by S P Planning dated 5 December 2022; Tree Survey, Arboricultural Impact Assessment published by Hayden's Arboricultural Consultants dated 26/01/2023; Regulations Compliance Report published by Therm Energy Ltd dated 24 January 2023; Design and Access Statement published by PEEK Architecture & Design Ltd dated September 2016; NorthClad brochure for Aluminium Composite Panel Detailing.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
EX00 P1 dated 09-09-16; EX01 P1 dated 09-09-16; EX02 P1 dated 09-09-16; EX03 P1 dated 09-09-16; EX04 P1 dated 09-09-16; GA01 P2 dated 10-01-17; GA02 P2 dated 10-01-17; GA03 P1 dated 09-09-16; GA04 P1 dated 09-09-16; GA05 P1 dated 09-09-16; PL-01 Rev: A dated June 2023; Daylight / Sunlight Assessment published by S P Planning dated 5 December 2022; Tree Survey, Arboricultural Impact Assessment published by Hayden's Arboricultural Consultants dated 26/01/2023; Regulations Compliance Report published by Therm Energy Ltd dated 24 January 2023; Design and Access Statement published by PEEK Architecture & Design Ltd dated September 2016; NorthClad brochure for Aluminium Composite Panel Detailing.

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

- 3 Before the development commences, details of secure and covered cycle storage area for 6 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, 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.

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

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

b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Prior to first occupation of the buildings, detailed plans, including elevation plans, showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells 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 Policies G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 7 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and showing a variation of substrate depth with peaks and troughs
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

