

Proposed	<i>Flat/Maisonette</i>	1	2	2						
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Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	6	<i>n/a</i>
Proposed	0	<i>n/a</i>

OFFICERS' REPORT

Reason for Referral to Committee: Reason for Referral to Committee: The application involves the making of an obligation or agreement under Section 106 of the Town and Country Planning Act 1990 or other legislation (“the obligation”) that secures more than £50,000 of financial contributions [Clause 3(VI)]

1 SITE

- 1.1 The site was formerly a vacant plot used for car parking, but development is currently underway to implement a scheme for a three storey plus basement single dwelling.
- 1.2 On either side of the application site are two and three storey mews houses. To the north is No. 13 which is an original mews building converted to residential, and to the south is No. 7-8 a new build mews house.
- 1.3 The site backs on to no. 6 John Street which is a Grade II listed Georgian town house building dating from the 1750's which forms part of a terrace of 8 similar houses.
- 1.4 King's Mews was historically a mixture of commercial uses including office and light industrial (B1) and storage (B8). The western side of the mews, of which the application site forms a part, has undergone piecemeal redevelopment and is now a mixture of flats and single dwellinghouses. Planning permission has been granted for the total, or substantial, demolition of most of the buildings on the eastern side of the mews. Only no. 25 has been implemented, and 28 is under construction.
- 1.5 The site is located within sub-area 10 of the Bloomsbury Conservation area and the Central London Area.

2 THE PROPOSAL

- 2.1 Consent is sought for the erection of a three storey, plus basement building, to provide five flats (one 1-bedtwo 2-beds and two 3 beds).

Revisions

- 2.2 Externally, the building has been lowered by 500mm so its height matches its neighbour at no. 7-8, and the front elevation has been revised to omit the glass balustrading, reduce the impact of the glazed openings at the upper levels, and improve the building's appearance at ground floor level. Following concerns that some of the bedrooms were undersized and some units suffered from poor daylight, minor alterations to the internal layouts were also made.

- 2.3 The original proposal involved the creation of 4x1 bed and 3x 2 bed units, following concerns about the poor quality of amenity the scheme has been amended to provide 1x 1 bed, 2x 2bed and 2 x 3bed units which provide a higher quality of accommodation.
- 2.4 Following consultation with the Council's Highways department the ground floor layout was amended to provide 9 cycle parking spaces with 2 spaces in each of the duplex flats and the remaining 5 spaces located under the stairs in an enlarged store.
- 2.5 The proposed internal communal bin store was enlarged in line with comments received from the Council's Environmental Health department to ensure that there was sufficient space for refuse and recycling.

3. RELEVANT HISTORY

6 John Street & 10-11 King's Mews

2012/6315/P & 2012/6534/L Partial demolition of rear office extension at lower ground and ground floors and the erection of a new single family dwelling house (Class C3) fronting King's Mews. Granted 17/06/2014

2008/4099/P & 2008/4101/L Partial demolition of rear office extension at lower ground and ground floors and the erection of a new single family dwelling house (Class C3) fronting King's Mews. Granted 09/06/2009

25505(R) The extension to 6 John Street by the erection of a new building at 9/11 Kings Mews comprising garage and offices on ground floor, offices on 1st floor and residential flat on 2nd floor. Refused 23/02/1978

26775 Extension to 6 John Street by the erection of a new building at 9-11 King's Mews, comprising garage and showroom on ground floor, offices on the first floor and residential flat on the second floor. Refused 17/10/1978

4. CONSULTATION SUMMARY

Statutory Consultees

- 4.1 Bloomsbury CAAC were notified, but did not respond.

Local groups/stakeholders

- 4.2 n/a

Adjoining Occupiers

- 4.3 A site notice was erected on 22/09/2017 expiring 13/10/2017. An advert was placed in the CNJ on 28/09/2017 expiring 19/10/2017. No responses were received.

<i>Total number of responses received</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	0

5. POLICIES & Guidance

5.1 National Planning Policy Framework 2018 (NPPF)

5.2 National Planning Practice Guidance (NPPG)

5.3 The London Plan 2016

5.4 Camden Local Plan 2017

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 C6 Access for all
 Policy A1 Managing the impact of development
 Policy A5 Basements
 Policy D1 Design
 Policy D2 Heritage
 Policy CC1 Climate change mitigation
 Policy CC2 Adapting to climate change
 Policy CC3 Water and flooding
 Policy T1 Prioritising walking, cycling and public transport
 Policy T2 Parking and car-free development

5.5 Supplementary Planning Guidance

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Camden Supplementary Planning Guidance

CPG 1 Design (July 2015 updated March 2018)
 CPG Housing (interim) (2018)
 CPG 2 Housing (May 2016 updated March 2018)
 CPG 3 Sustainability (July 2015 updated March 2018)
 CPG Basements (2018)
 CPG Amenity (2018)
 CPG 6 Amenity (September 2011 updated March 2018)
 CPG 7 Transport (September 2011)
 CPG 8 Planning obligations (July 2015 updated March 2018)

6. ASSESSMENT

Background

- 6.1 Permission was originally granted for a new three storey dwelling in 2008 (2008/4099/P) and renewed in 2012 (2012/6315/P). The 2012 permission is similar to the proposed scheme: the overall height of the building and the depth and extent of the basement are the same, and the design is similar with the building being two full storeys above ground with a third storey set back behind a terrace. The building would also be constructed in stock brick with large openings. The main differences are that the approved scheme was for a single dwelling and the proposed scheme is for five flats, the proposed scheme is deeper at ground and first floor levels, and the approved scheme featured integral car parking and a swimming pool.
- 6.2 The approved scheme is currently being implemented with the basement having already been constructed.
- 6.3 The principal considerations material to the determination of this application are considered in the following sections of this report:

7	Land use
8	Design
9	Standard of accommodation
10	Amenity for adjoining occupiers
11	Basement impact
12	Sustainability
13	Transport
14	CIL
15	Conclusion
16	Recommendation
17	Legal Comments
18	Conditions
19	Informatives

7. Land use

- 7.1 The site had previously been used as a small car park for a considerable period of time until building works started last year. The loss of car parking would be in line with policy T2 (Parking and car free developments) which supports the redevelopment of existing car parks for alternative uses.

- 7.2 Notwithstanding the above, a previous permission for a single dwellinghouse is currently being implemented and this is a material consideration. The mews is gradually becoming more residential and the previous schemes both accepted the suitability of the site for residential purposes.
- 7.3 Local Plan policy H7 (Large and small homes) of the Local Plan and Policy 1 (Housing) of the Neighbourhood Plan expect developments to provide a range of housing types appropriate to the scale of the development, including a range of different unit sizes where appropriate. The proposal would provide five units in the form of one 1-bed flat, two 2-bed flats and two 3-bed flats. Thus, the proposal would provide a mix of units, including a good proportion (80%) of 2-bed and 3-bed units, which are identified as being high priority housing.
- 7.4 Policy H7 also expects new development to provide large and small homes, with large units being described as having three or more bedrooms. Revisions were received to provide 2x 3 bed duplex units across the basement and ground floor levels. Their inclusion is welcomed by the Council and complies with Policy H7.
- 7.5 Policy H7 allows for flexibility around dwelling sizes in order to achieve a rational layout and to satisfy amenity concerns and advises that the Council will take a flexible approach to assessing the mix of dwelling sizes and states that “we will expect proposals to include some dwellings that meet the high priorities wherever it is practical to do so.”

Affordable housing

- 7.6 Local Plan policy H4 (Maximising the supply of affordable housing) requires an affordable housing contribution for all schemes that provide 1 or more additional homes and involve an addition of 100sqm (GIA) or more of residential floorspace. As the proposal would provide five new homes with 504sqm (GIA) an affordable housing contribution would now be required.
- 7.7 The contribution is calculated using the target floorspace multiplied by £2,650 per sqm (the level of contribution per sqm described in CPG8). Policy H4 uses a sliding scale to calculate the target floorspace. The target starts at 2% for the first 100sqm GIA of floorspace which is considered to be the capacity for one additional home. This increases on a ‘straight-line’ basis with each additional 100sqm (i.e capacity for a further additional dwelling) increasing the target by 2%. Thus the target for a scheme with capacity for an additional 5 dwellings (504sqm rounded to the nearest 100) would be 10% of the proposed floorspace.
- 7.8 As the calculation relies on Camden Planning Guidance, (CPG8) which has not yet been updated to respond to the Local Plan, the target is applied to gross external area as opposed to gross internal area, so in this instance the target would be 10% of 579sqm (GEA) or 57.9sqm. Policy H4 acknowledges that smaller schemes cannot provide the target floorspace on site and requires a payment in lieu, which in this instance would be £153,435

(57.9sqm x £2,650). Such a contribution would be secured via a section 106 agreement.

8. Design

- 8.1 As the site is within a designated Conservation Area, the Council has a statutory duty to assess whether the development preserves or enhances the character and appearance of the conservation area.
- 8.2 The proposal is for a three storey plus basement building. The building will be three storeys above ground with a height of approximately 9.7m to match the height of its neighbour to the south, and the general design approach seeks to complement the existing and approved dwellings in the mews with a modern take on the mew typography, a recessed second floor and the use of yellow stock brick.
- 8.3 The proposed building would feature large windows at first and second floor level, but the impact of these would be mitigated by perforated brick Juliet balconies at first floor level, similar to those recently approved at no 20-21, and a brick parapet with lightweight metal balustrading at second floor level.
- 8.4 The ground floor windows would be recessed to allow glazed lightwells to provide light for the basement accommodation, and such recesses occur in many of the other approved schemes in the mews
- 8.5 At the rear, the building would be slightly deeper than the approved scheme, 700mm at ground floor level and 2m at first floor level, and would omit the cascaded terracing.
- 8.6 Overall the proposed building would be considered an improvement against the approved scheme, and as the new building would replace an unsightly gap in the street scene, the proposal would enhance the character and appearance of the conservation area. Details of the brickwork, facing materials and balconies will be secured by condition (condition 3).

9. Standard of accommodation

Unit	Location	Bedrooms/persons	floorspace	MHCLG minimum
1	Bst & Gnd	3b/6p	113.3sqm	102sqm
2	Bst & Gnd	3b/6p	111.3sqm	102sqm
3	1st F	2b/3p	66.5sqm	61sqm
4	1 st F	1b/2p	52.9sqm	50sqm
5	2 nd F	2b/4p	76.3sqm	70sqm

- 9.1 All units would have standard layouts and reasonably sized rooms, and all would meet the MHCLG standards in terms of bedroom size and overall floorspace. The flats would receive reasonable levels of daylight and, following revisions to the layouts. Average Daylight Factor (ADF) would either

meet or exceed the BRE guidelines for all units except for one room to Unit 4 at 1st floor level. This room is a combined living/kitchen/diner (LKD) which the BRE guidelines advise should achieve an ADF level comparable with a kitchen (2%). The LKD would receive an ADF of 1.8%, which although below the recommendation for an LKD would exceed the minimum advised for a living room (1.5%). Furthermore, the room maximised the amount of glazing with a large window facing onto Kings Mews.

9.2 Due to the constrained nature of the site, and number of units, the only external amenity space would be for the second floor flat which would have terraces at front and rear. Given the constraints of the site, siting in a Central London Area and the revisions to provide larger units at ground floor and basement level in this instance the Council would accept that only the larger of the two bed flats having access to amenity space. Conditions are recommended to ensure adequate ventilation for future occupiers of the property in order to safeguard amenity (conditions 5 and 6) with further detail below in Sustainability section 12. Environmental Health officers advise standard noise conditions be attached to ensure adequate sound insulation is achieved for the future occupants and adjoining residents (conditions 7 and 8). As such, the proposal would provide a reasonable standard of accommodation for future occupants.

9.3 In line with policy H6 and the London Plan all units appear to be designed to be accessible and adaptable dwellings according to part M4(2) of the Building Regulations where achievable. A condition has been attached for the applicant to demonstrate their compliance prior to occupation (condition 15).

9.4 Storage for cycles would be internally at ground floor level (see Transport section 13) with a dedicated waste storage facility. Revisions were received during the lifetime of the application to enlarge the waste store in line with comments received from the Council's Environmental Health team to ensure that there is sufficient space for the refuse and recycling. The proposal will now provide 1x660l bin for refuse, 1x660l bin for recycling and 1x 240l bin for food waste. Further details of the bin storage will be secured by condition (condition 10).

10. Amenity for adjoining occupiers

10.1 Policy A1 (Managing the impact of development) of the Local Plan and policy 2 (Design and character) of the Neighbourhood Plan seek to protect residential amenity for all existing and future residents.

Overlooking

10.2 The previous schemes were not considered to have any negative impacts on neighbours in terms of loss of privacy or overlooking. At the rear, the building would face the rear of 6 John Street, but the view at basement to first floor

level would be blocked by a boundary/retaining wall. The second floor would be a distance of 13m away from the rear elevation of 6 John Street. This is the same as the previously approved schemes and was considered appropriate for an urban environment as the previous permission is a material consideration.

- 10.3 The neighbouring buildings in the mews have terraces at second floor level facing the mews, and the approved buildings on the other side of the mews also include windows and terraces, and it is considered that the distance between interfacing windows is appropriate as in central London, and mews locations, dwellings are normally closer together.

Daylight and sunlight

- 10.4 The new dwelling would infill a gap between a two storey building (No. 12) and a three storey building (No. 7-8). As it would generally align with its neighbours it is not considered to have an impact on daylight or sunlight to these properties. To the rear, no 6 John Street is a five storey building whose ground floor level is at the same height as the proposed building's first floor. As only the second floor of the proposed building would be higher than the boundary wall, and 13m away, it is not considered that the proposal would have any impact on daylight or sunlight to this property.
- 10.5 The applicant has submitted a sunlight/daylight report which looked at the impact of the scheme on the properties on the other side of the mews, 22-24 Kings Mews. The daylight sunlight report indicates there would be minimal impact on these properties but there would be no breach of BRE guidelines.
- 10.6 As such, the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policy A1 and Camden Planning Guidance.

11. Basement impact

- 11.1 As mentioned the previous scheme for a single dwelling is currently under construction and the basement element has already been excavated and constructed.
- 11.2 The basement extends across the full width of the plot, measuring approximately 18.9m (d) x 8.8 (w) with an external depth of approximately 3m below street level.
- 11.3 The applicant has submitted a Basement Impact Assessment which has been reviewed by Campbell Reith who note that there have been no reports of damage to neighbouring properties. The Ground Movement Analysis indicates very slight (Burland Category 1) damage to 7-8 Kings Mews and negligible damage (Category 0) to 12-13 Kings Mews. The proposal is unlikely to have a significant local impact or cumulative impact on the local hydrogeology. Campbell Reith conclude that the proposal conforms with the requirements of the basement CPG.

12. Sustainability

- 12.1 Policy CC1 requires all development involving 5 or more dwellings to submit an energy statement demonstrating how the energy hierarchy has been achieved and demonstrating that CO₂ emissions will be reduced by more than 19% below the Building Regulations in addition to any requirements for renewable energy.
- 12.2 The submitted energy/sustainability statement indicates that the use of sustainable design techniques and low energy boilers will reduce carbon emission by 23% beyond the Building Regulations. The use of rooftop solar panels will further reduce carbon emissions by an additional 17%, and the proposal will also feature a green roof. The energy statement indicates that water usage will be below 105litres per person per day.
- 12.3 The development includes a sedum roof and PV panels at roof level which are encouraged and welcomed by the Council.
- 12.4 Conditions will require details of the green roof and solar panels to be approved, the building be constructed in line with the energy/sustainability statement, and limit water usage to 105l/pp/pd as indicated (conditions 11 to 14).

Air quality

- 12.5 The applicant has submitted an air quality report which states both modelled and measured data from 2013 indicate NO₂ levels above 40 µg/m³ with Mechanical Ventilation and Heat Recovery systems (MVHR) to compensate. The Council's sustainability officer advises that details of the proposed MVHR and additional NO₂ filtration be secured by condition (conditions 5 and 6).

13. Transport

- 13.1 All new dwellings will be secured as car-free as part of a legal agreement in line with policy T2 (Parking and car-free development) of the Local Plan.
- 13.2 Revisions were received during the lifetime of this application to provide 9 cycle parking spaces in line with the London Plan requirements and CPG7 (Transport). Five cycle spaces will be provided in an enlarged internal store under the communal staircase and two cycle spaces will be provided in each of the duplex flats at ground floor. Highways officers were satisfied with the revisions. A condition has been attached which requires the cycle storage to be installed and retained prior to occupation.
- 13.3 The applicants have submitted a Construction Management Plan (CMP). Construction is already underway on site, and this is subject to an existing approved construction management plan. It is recognised that there could be a cumulative impact of construction. This will result in a number of construction vehicle movements to and from the site, which will doubtless

have a significant impact on the local transport network. If permission were granted for the new scheme, the existing CMP would not cover implementation of the new scheme, therefore a revised CMP will be secured as part of a legal agreement.

- 13.4 The proposal would be likely to cause damage to the highway, but this would be no greater than the approved scheme. A highways contribution has already been received for that scheme, and not used yet, there will be no further requirement for a highways contribution.

14. Community Infrastructure Levy

- 14.1 The development would be liable for both the Mayors and the Camden CIL. The estimated Mayoral contribution would be £25,200 (504sqm x £50 per sqm) and the estimated Camden contribution would be £252,000 (504sqm x £500 per sqm).

15. Conclusion

- 15.1 The proposed building would provide five new residential units. The proposal would see the replacement of an unsightly gap in the mews with a well-designed building that would sit comfortably within the mews and reflect the current design approach, and the proposal would not harm the amenity of any adjoining occupiers.

16. Recommendations

- 16.1 **Planning Permission is recommended subject to conditions and a Section 106 Legal Agreement covering the following Heads of Terms:-**

- Car-free housing
- Construction Management Plan
- Affordable housing contribution (£153,435)

17. Legal Comments

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

18. Conditions

1	<p>Three years from the date of this permission</p> <p>This development must be begun not later than three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
2	Approved drawings

	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Drawing Numbers: Site Location Plan P001 Rev P02; P002 Rev P02; P010 Rev P02; P021 Rev P01; P031 Rev P02; P099 Rev P08; P100 Rev P09; P101 Rev P09; P102 Rev P06; P103 Rev P04; P121 Rev P04; P131 Rev P07; P132 Rev P03;</p> <p>Supporting documents: Proposed Elevation and Materials 26/02/18; Design and Access Statement by WAA Architects dated June 2018; Planning Statement by Indigo dated July 2017; Basement Impact Assessment by GEA dated September 2017; Campbell Reith BIA Audit dated D1 January 2018; Air Quality Assessment by WSP Parsons Brinckerhoff dated June 2017; Daylight Sunlight Report by WSP dated 14th November 2017, Daylight Sunlight Addendum by WSP dated April 2018; Amptec Boiler User Guide; Hot Water Cylinder User Manual; Energy Statement by Blew Burton dated April 2018; Energy Statement Addendum by Blew Burton dated 10th November 2017; Energy Efficiency and Renewable Energy and Sustainability Plan a Construction Management Plan Rev E.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>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:</p> <p>a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, balustrades, railings and external doors;</p> <p>b) Full sample panel of brickwork showing bond and pointing, along with studies to indicate position of brick movement joints</p> <p>c) Detailed section drawings showing junction of façade brickwork with recessed balcony soffits</p> <p>d) 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).</p> <p>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.</p> <p>Reason: To safeguard the appearance of the premises and the character of the surrounding area in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.</p>

4	<p>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.</p> <p>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.</p>
5	<p>Prior to commencement of development (excluding demolition and site preparation works), full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler flues and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.</p> <p>Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4 and London Plan policy 7.14.</p>
6	<p>Prior to occupation evidence that an appropriate NO2 scrubbing system on the mechanical ventilation intake has been installed and a detailed mechanism to secure maintenance of this system should be submitted to the Local Planning Authority and approved in writing.</p> <p>Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4 and London Plan policy 7.14.</p>
7	<p>The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.</p> <p>Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise and vibration in accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
8	<p>Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely [eg. living room and kitchen above bedroom of separate dwelling]. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.</p> <p>Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>

9	<p>Cycle storage for 9x cycles, as shown on the drawing No.P100 Rev.P09 hereby approved, shall be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.</p> <p>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.</p>
10	<p>Prior to occupation, 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 of any of the new units and permanently retained thereafter.</p> <p>Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1, and A4 of the London Borough of Camden Local Plan 2017.</p>
11	<p>Prior to first occupation of the buildings, detailed 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.</p> <p>Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.</p>
12	<p>The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwellings shall not be occupied until the Building Regulation optional requirement has been complied with.</p> <p>Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.</p>
13	<p>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</p> <ol style="list-style-type: none"> i. a detailed scheme of maintenance ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used [for large areas of green roof add in : and showing a variation of substrate

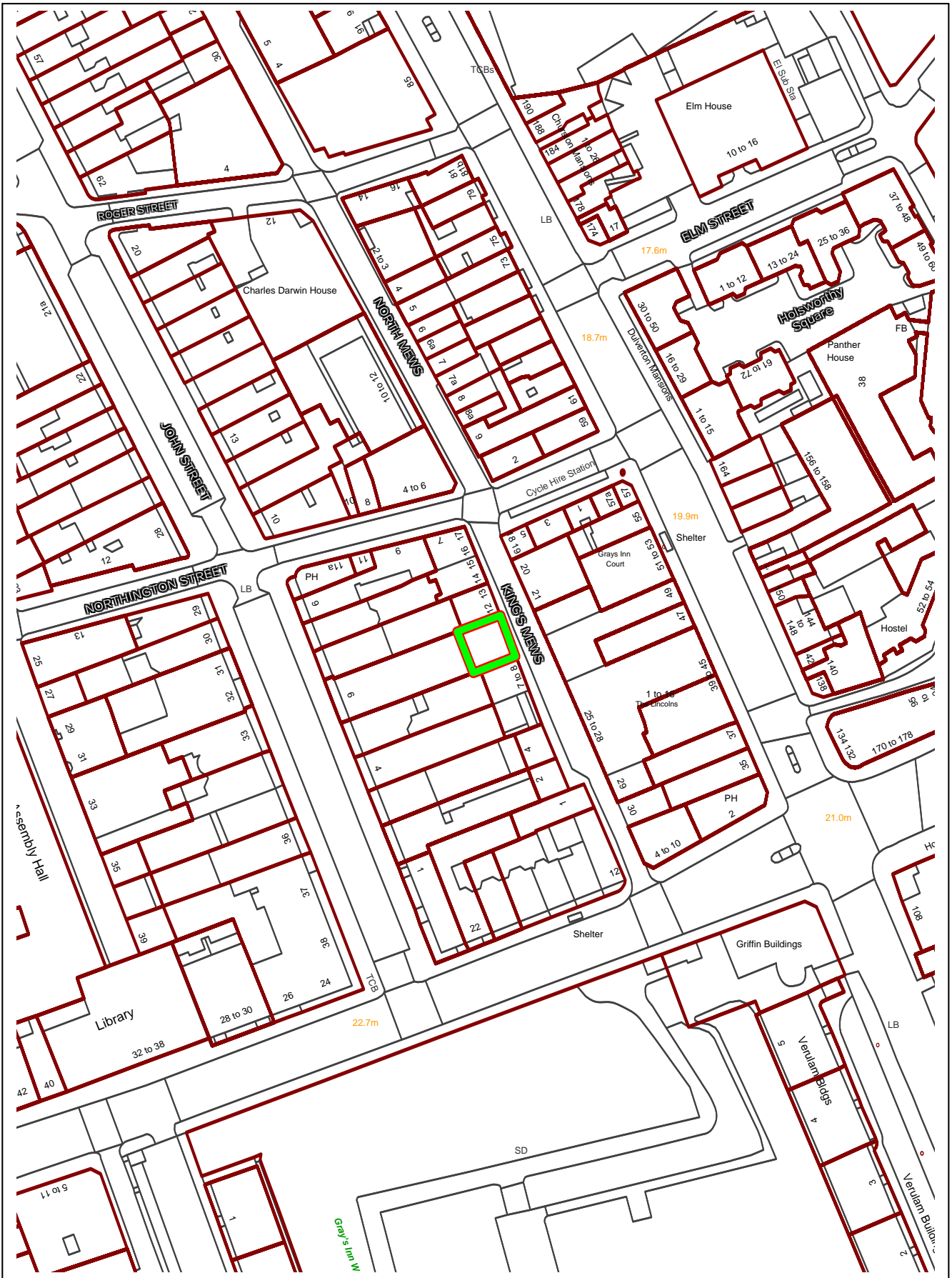
	<p>depth with peaks and troughs] iii. full details of planting species and density</p> <p>The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.</p> <p>Reason: In order to 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.</p>
14	<p>Prior to occupation of any relevant part of the development, the applicant will have constructed and implemented all the measures contained in the Energy Efficiency and Renewable Energy and Sustainability Plan, and Energy Statement Addendum by Blew Burton dated 10th November 2017, and such measures shall be permanently retained and maintained thereafter. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems.</p> <p>Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with Policies G1, C1, CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.</p>
15	<p>Access</p> <p>All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.</p> <p>Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan.</p>


19. Informatives

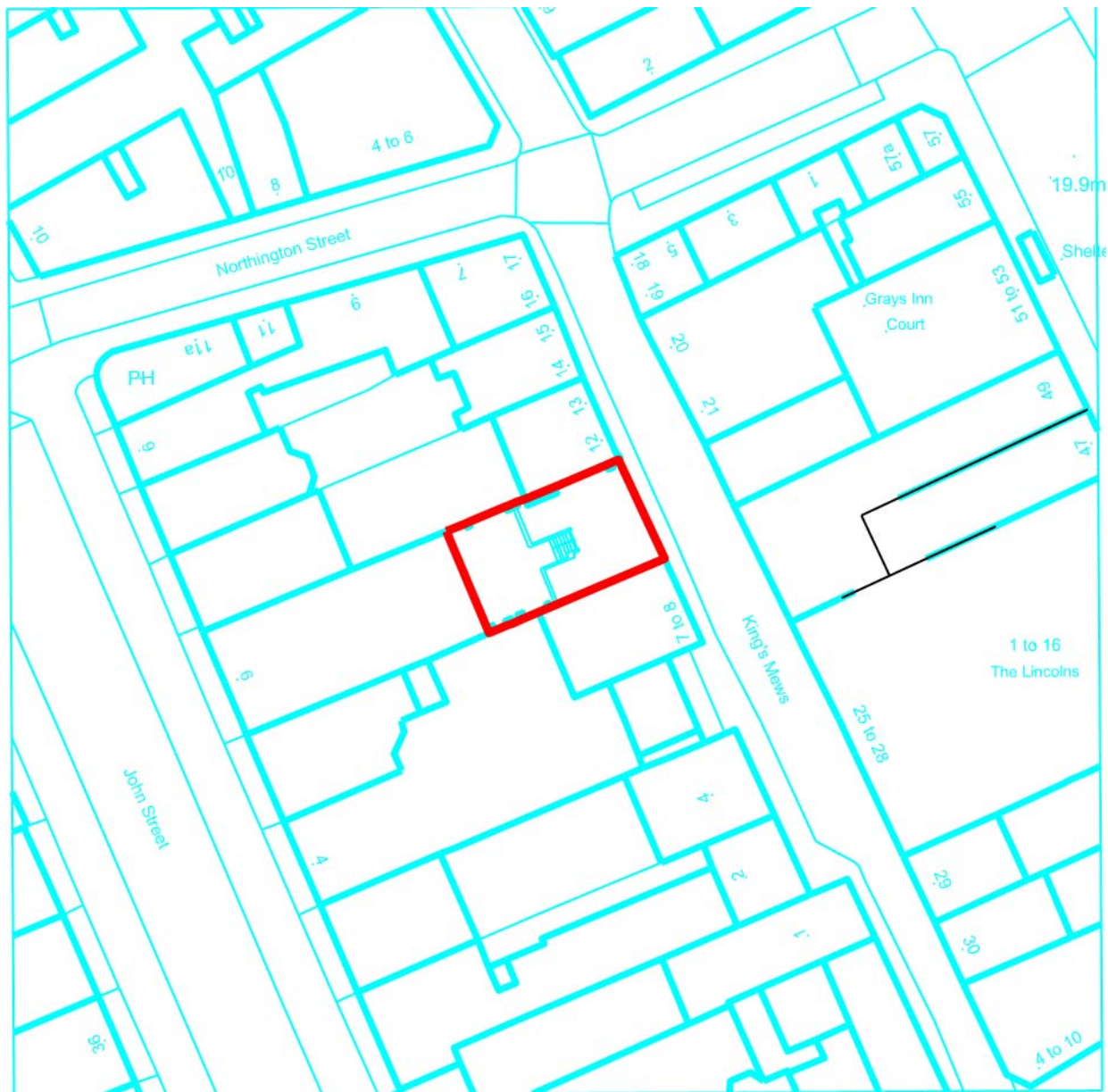
1	<p>Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974</p>
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	6941).
2	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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
3	<p>You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £25,200 (504sqm x £50 per sqm) for the Mayor's CIL and £252,000 (504sqm x £500 per sqm) for the Camden CIL.</p> <p>This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.</p>
4	Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
5	If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
6	You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
7	Your attention is drawn to the fact that there is a separate legal

	<p>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.</p>

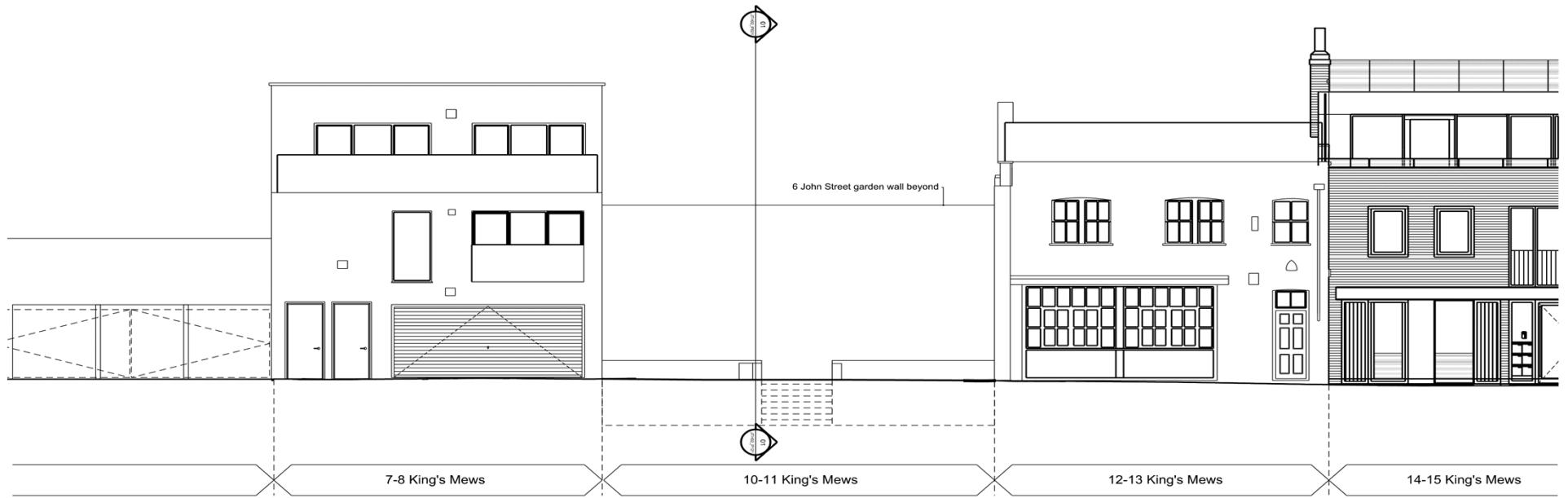


	<p>Application No: 2017/4543/P</p> <p>10-11 King's Mews LONDON, WC1N 2HZ</p>	<p>Scale: 1:1250</p> <p>Date: 3-Aug-18</p>	<p>N</p> 
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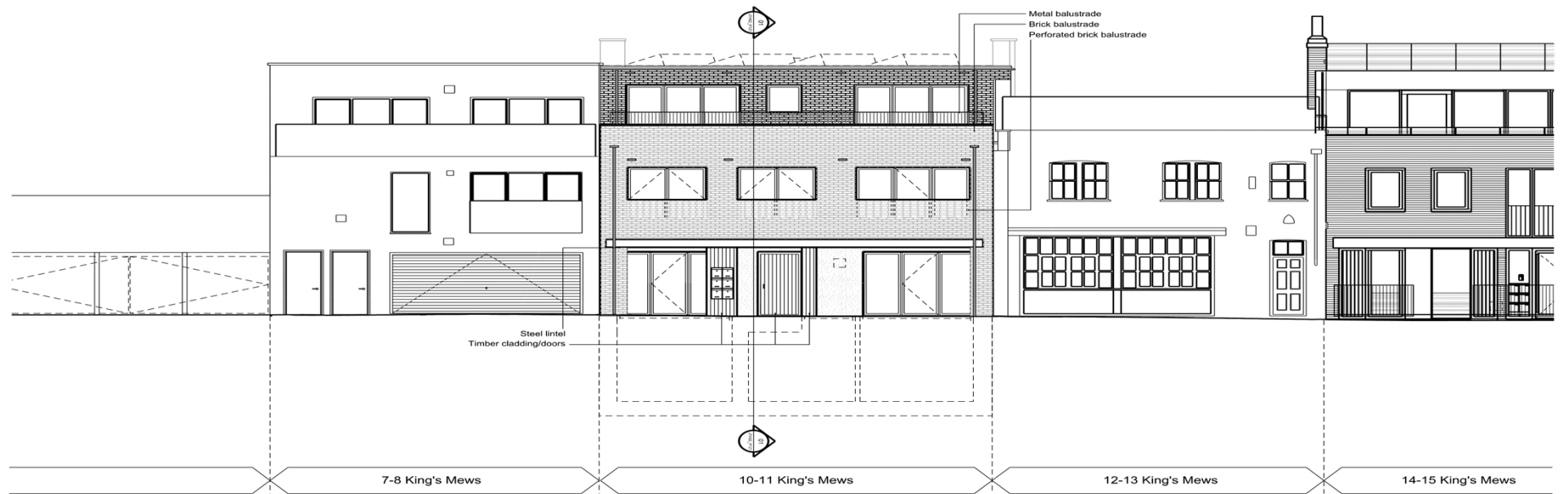


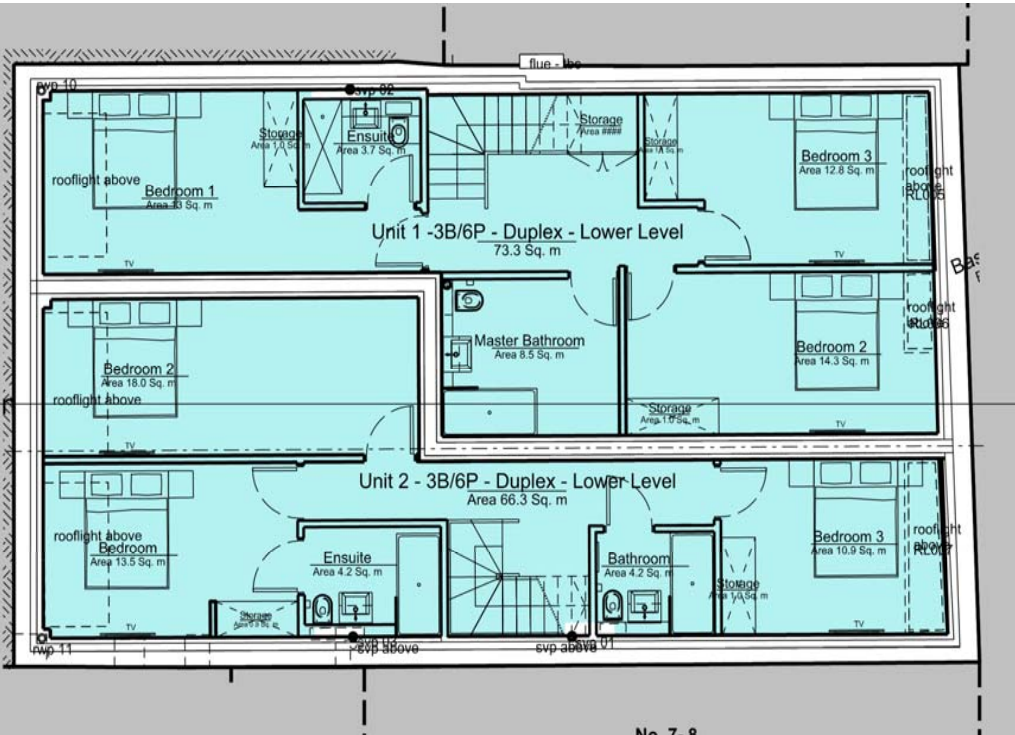


1. Existing

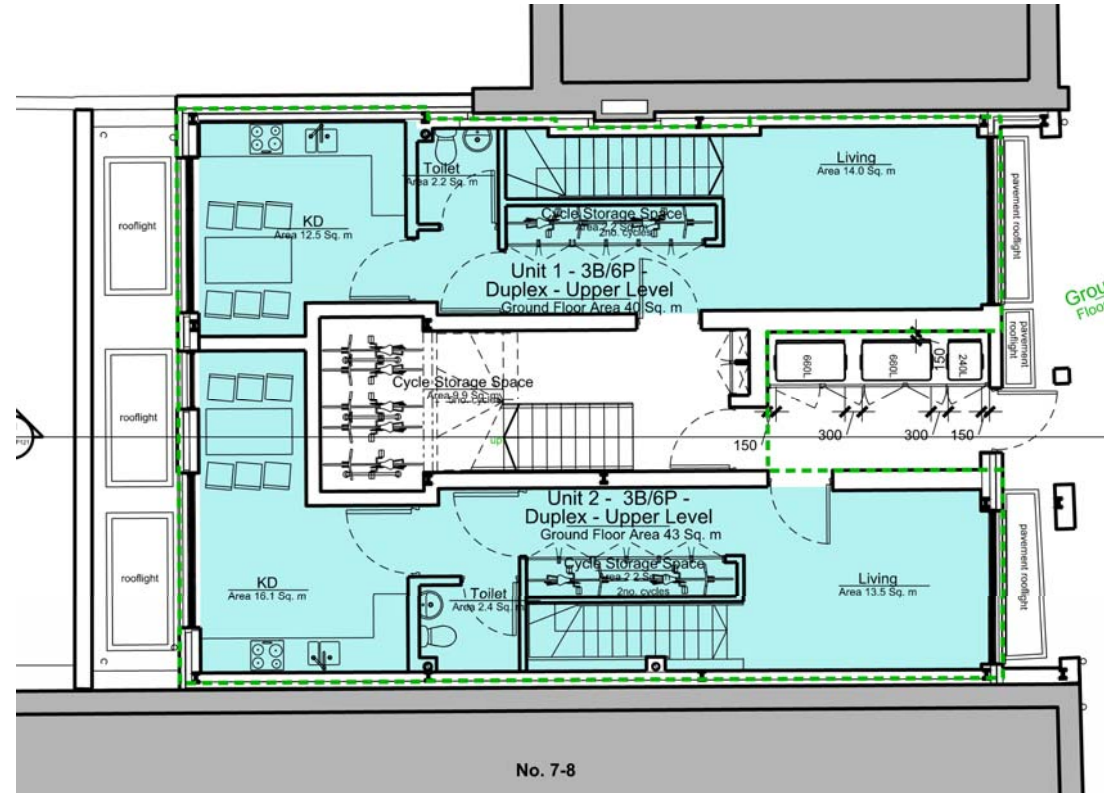


2. Proposed

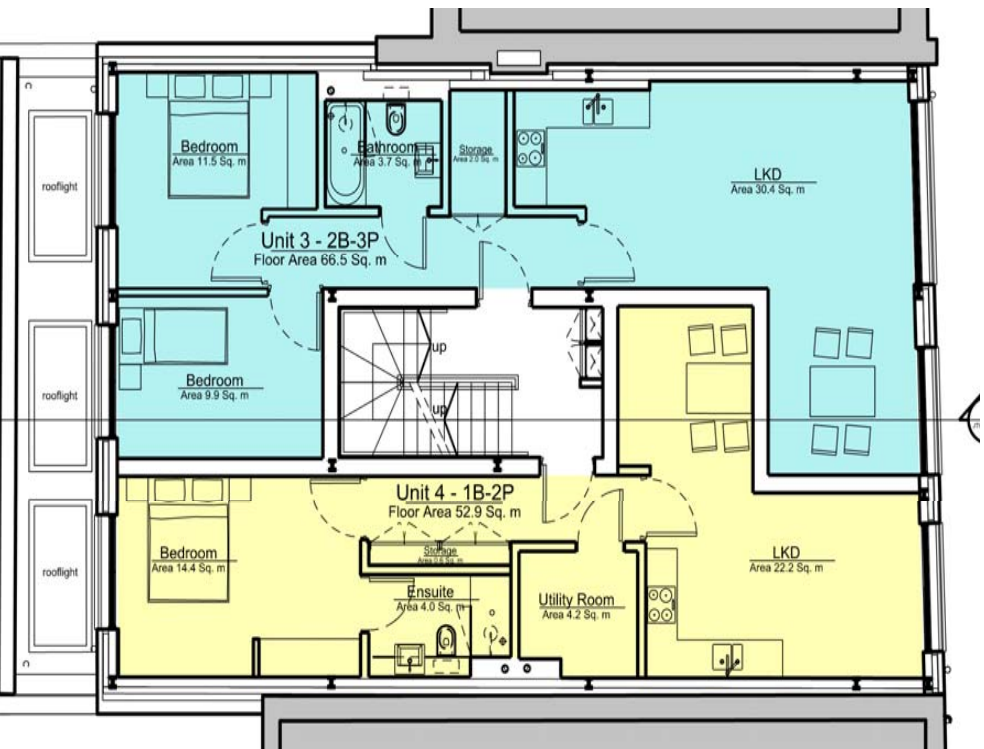




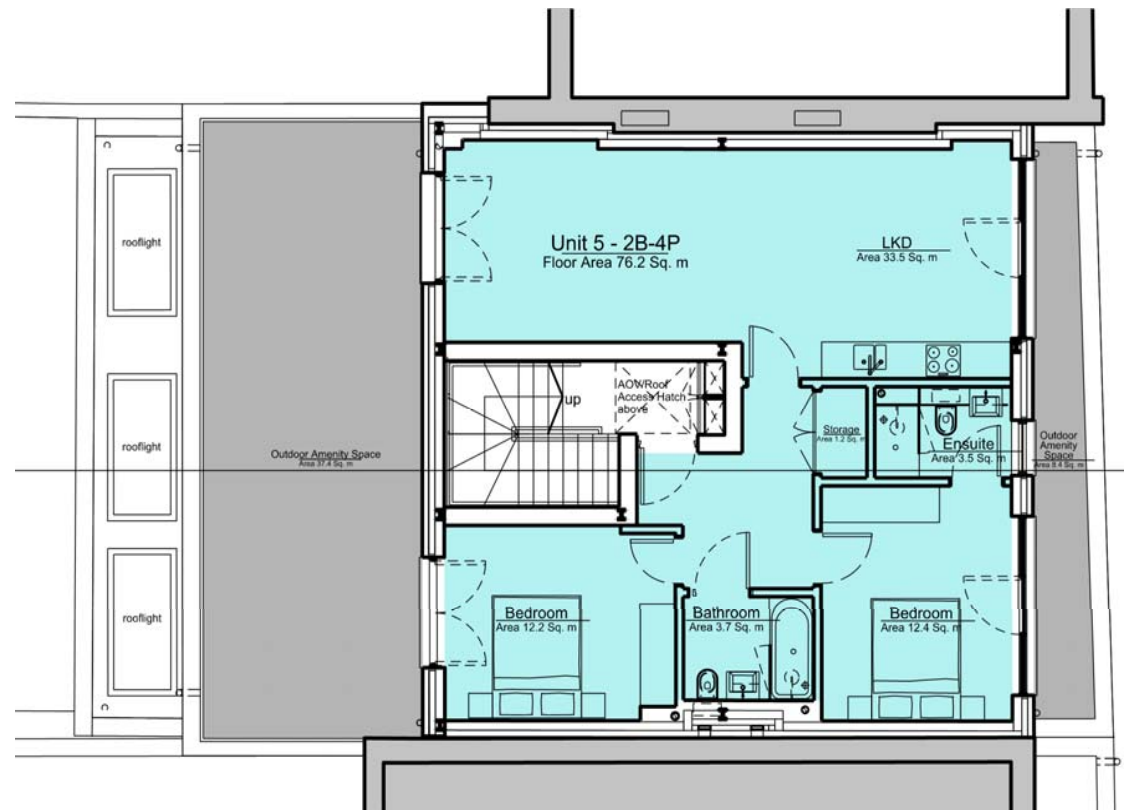
1. Basement



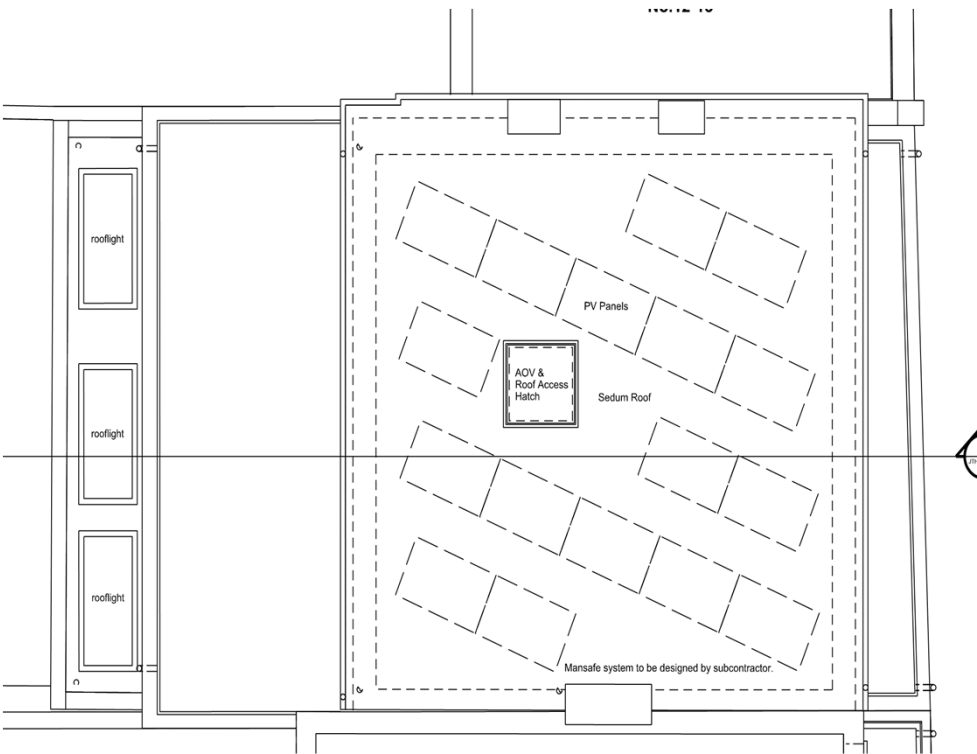
2. Ground floor



1. First floor



2. Second floor



1. Roof Plan



2. Rear elevation

