

The Cottage, Hilltop Road – 2023/0880/P

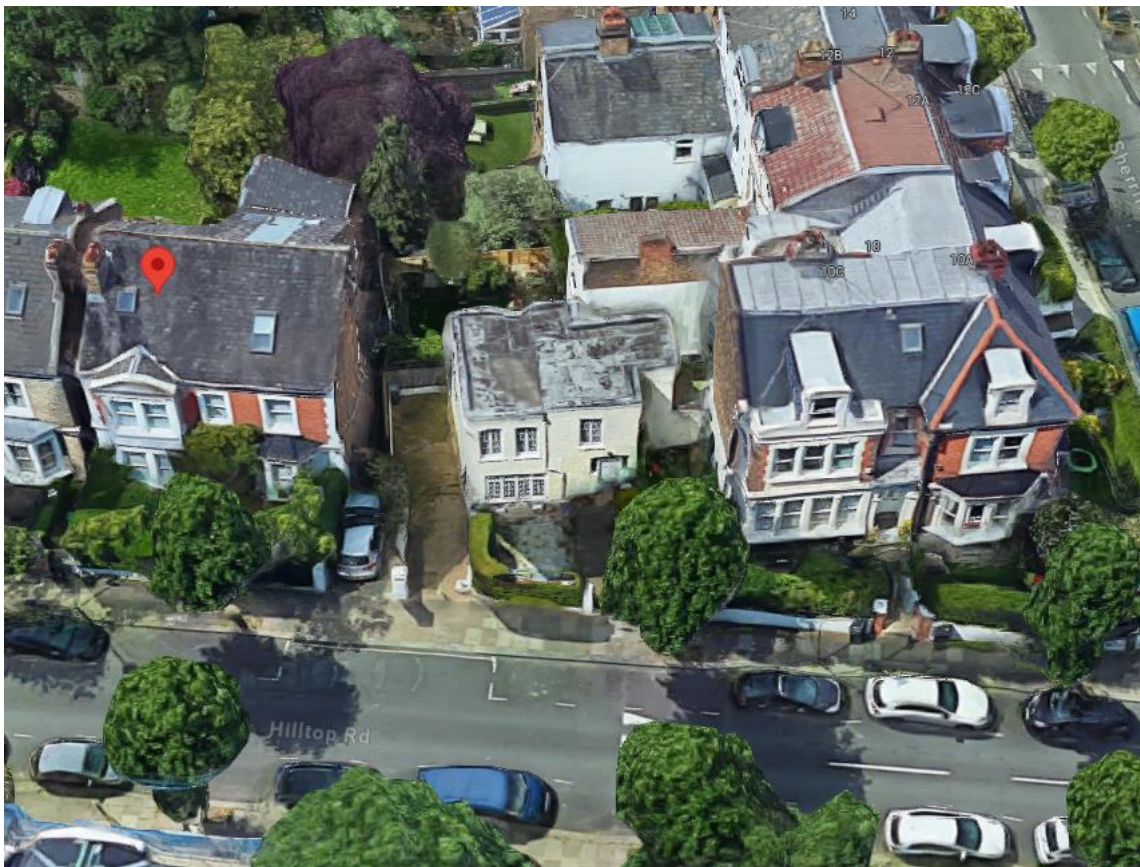


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2023/0880/P – The Cottage, Hilltop Road, NW6 2QA



The Cottage, Hilltop Road – street elevation

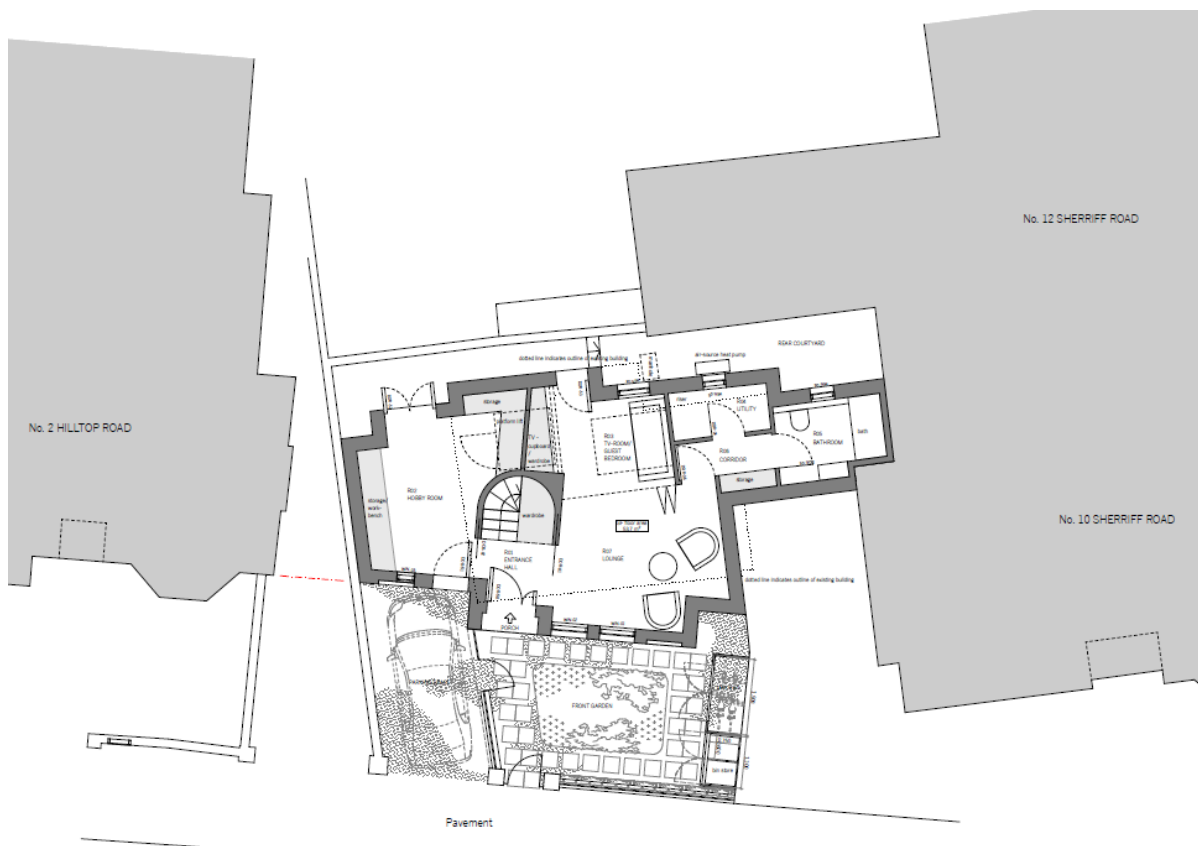


Aerial view of site from east (front)

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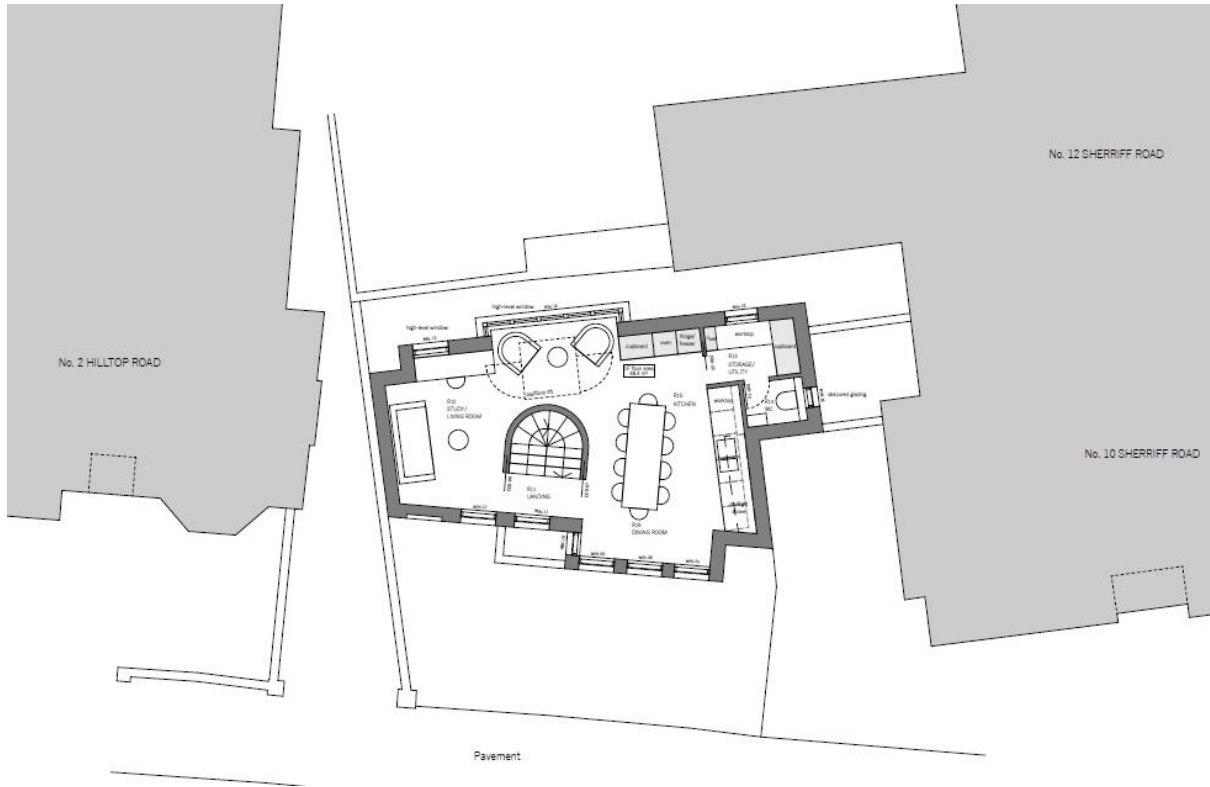


Aerial view of site from west (rear)

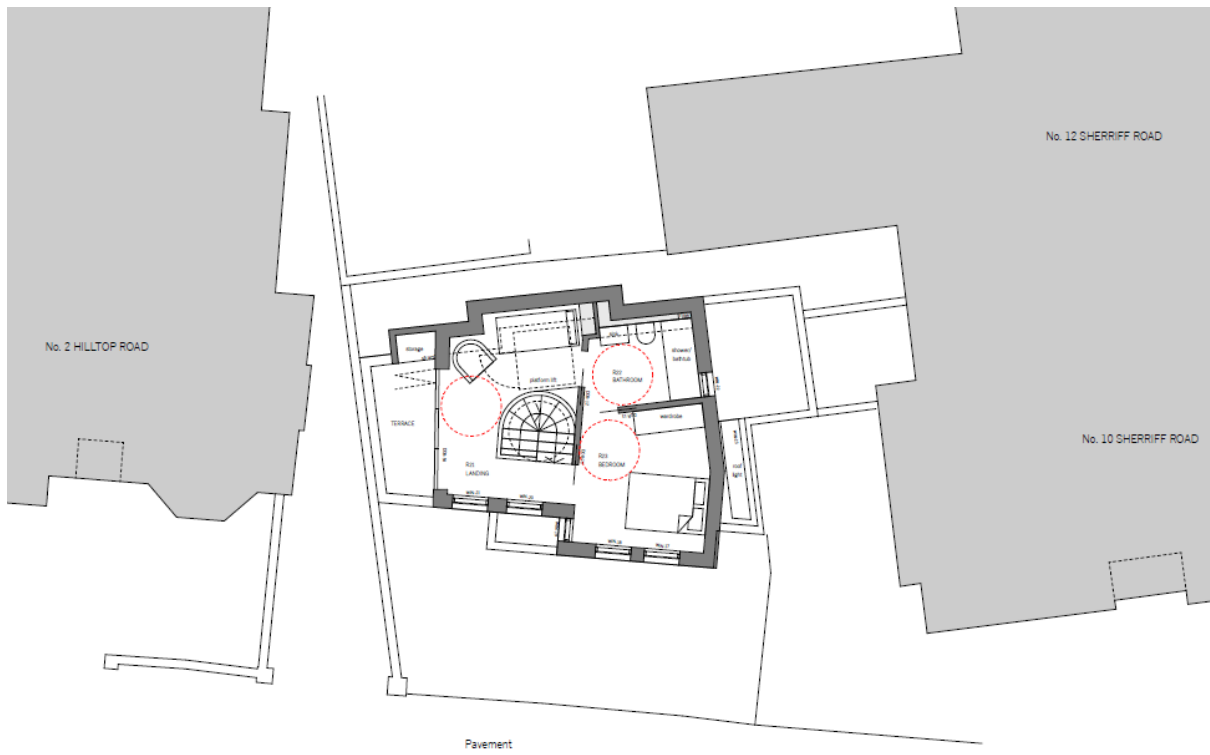


Proposed Ground Floor Plan (including outline of existing house)

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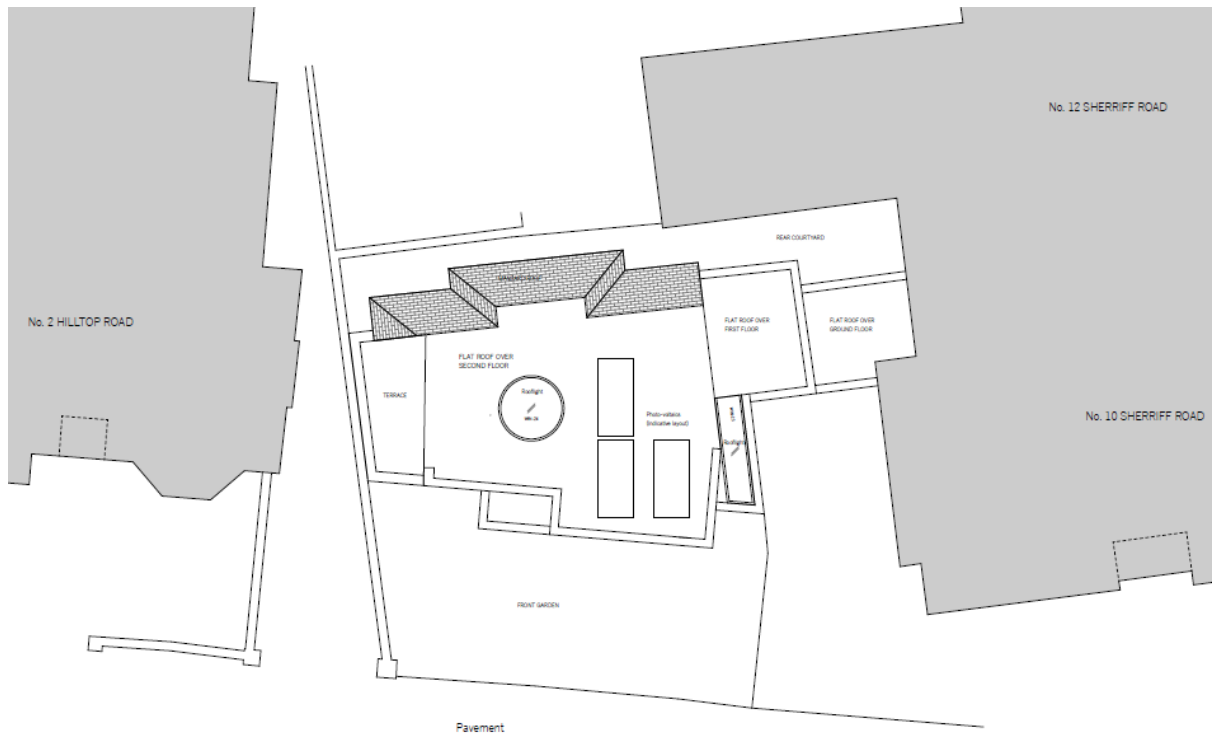


Proposed First Floor Plan (including outline of existing house)

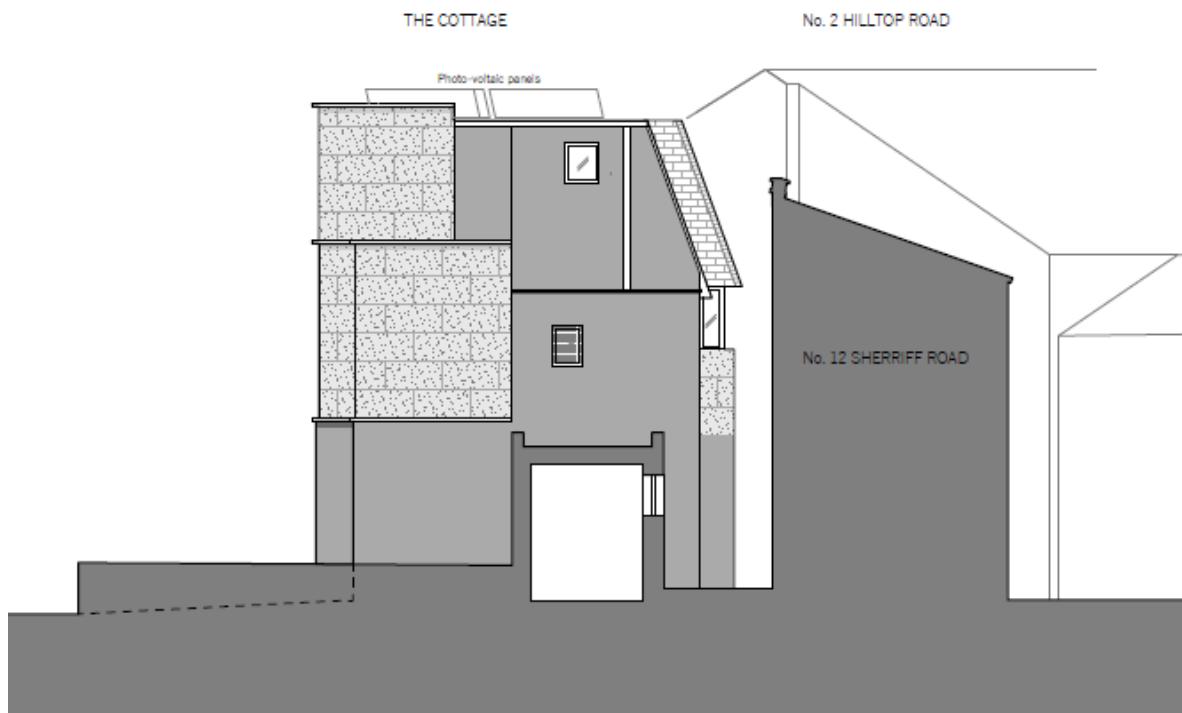


Proposed Second Floor Plan (including outline of existing house)

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Proposed Roof Plan



Proposed North Elevation (first floor window would be fitted with obscure glazing)

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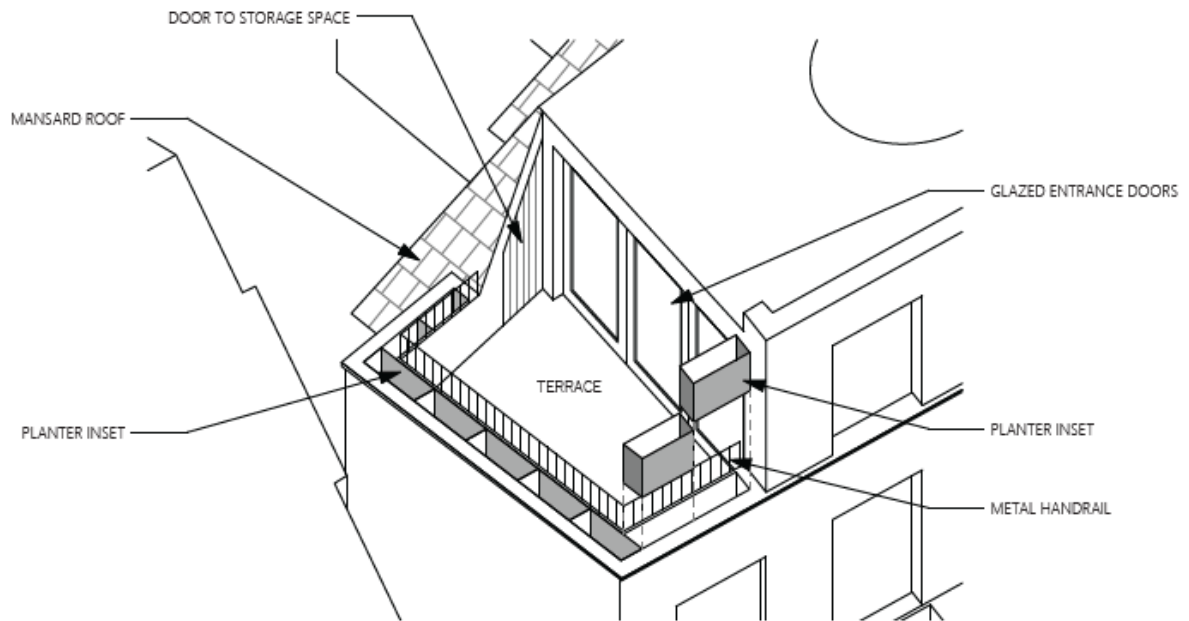


3D Image of Proposed Dwelling from Street (minor changes have occurred since this was created)



3D Image of Proposed Dwelling from Neighbouring Gardens to West

2023/0880/P – The Cottage, Hilltop Road, NW6 2QA



Balcony Design with Integral Planters

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	22/06/2023
		N/A / attached	Consultation Expiry Date:	25/04/2023
Officer			Application Number(s)	
Christopher Smith			2023/0880/P	
Application Address			Drawing Numbers	
The Cottage Hilltop Road London NW6 2QA			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Demolition of existing cottage and erection of a single dwelling house.				
Recommendation(s):		Grant Conditional Planning Permission subject to Section 106 legal agreement		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p>Site Notice: displayed 15/04/2023, expired 09/05/2023.</p> <p>Two objections have been received from neighbouring occupiers. The following points have been raised:</p> <ul style="list-style-type: none"> • Overdevelopment of the site • Out of keeping with local character and appearance • Excessive increase in height • Increased overlooking • Loss of privacy • Loss of light • Overshadowing • Impact on local ecology including birds and bats • Insufficient publicity of the application <p>Officer's Response:</p> <ul style="list-style-type: none"> • <i>Design and heritage impacts of the proposed development are assessed in Section 4 below.</i> • <i>Amenity impacts are assessed in Section 5 below.</i> • <i>Consideration of potential impacts on local ecology are also considered in Section 5 below.</i> • <i>The application has been publicised in accordance with the Council's Statement of Community Involvement and statutory requirements.</i> 			
Fortune Green and West Hampstead Neighbourhood Forum:	<p>An objection was received from the Fortune Green and West Hampstead NF. Their objections to the proposal are summarised below:</p> <ul style="list-style-type: none"> • Inappropriate design, in respect of development materiality, roof style, fenestration appearance and layout, and provision of a balcony • Proposal is out of keeping with local character <p>Officer's Response:</p> <ul style="list-style-type: none"> • <i>Design and heritage impacts of the proposed development are assessed in Section 4 below.</i> 			

Site Description

The existing property is a two-storey detached dwelling located on the western side of Hilltop Road, south of the junction with Sherriff Road. It is not located within any conservation area and is not listed or locally listed. The existing building is in a poor condition and has a design that differs from most other properties the surrounding area.

The site is located within the Fortune Green and West Hampstead Neighbourhood Plan area.

Relevant History

2012/6230/P. New pitched roof with rooflights and roof extension to create a new second floor level, two storey rear extension, addition of front porch, alterations to window and door locations throughout, and installation of new skylight to existing single storey flat roof to dwelling house (Class C3).
Permission granted 30/01/2013.

Relevant policies

The National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

G1 Delivery and location of growth
H1 Maximising housing supply
H6 Housing choice and mix
A1 Managing the impact of development
A3 Biodiversity
A4 Noise and vibration
D1 Design
D2 Heritage
CC1 Climate change mitigation
CC2 Adapting to climate change
CC3 Water and flooding
CC4 Air quality
CC5 Waste
T1 Prioritising walking, cycling and public transport
T2 Parking and car free development
DM1 Delivery and monitoring

Camden Planning Guidance

Amenity CPG (2021)
Biodiversity CPG (2018)
Design CPG (2021)
Developer contribution CPG (2019)
Energy efficiency and adaptation (2021)
Transport (2021)

Fortune Green and West Hampstead Neighbourhood Plan (2015)

Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. Proposal

- 1.1. The application proposes to demolish an existing two-storey dwelling house and erect a three-storey two-bedroom dwelling house. The house would be 8.8 metres tall, a maximum of 13.7 metres wide and 7.4 metres deep. It would be stepped in from the north at first floor level and further stepped from the north and south on the top (second) floor. A terrace would be provided on the southern side at second floor. The house would be finished in render and treated cork walls with a timber single roof.

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- Housing Provision
- Design and Heritage
- Residential Amenity
- Sustainability and Ecology
- Transport

3. Housing Provision

3.1. Principle of Housing

3.2. Policy G1 seeks to deliver growth by securing high-quality development and promoting the most efficient use of land and buildings in Camden by supporting development that makes the best use of its site and resisting development that makes inefficient use of its land. Housing is regarded as the priority land-use of the Local Plan as set out in policy H1.

3.3. Policy 1 of the Fortune Green and West Hampstead Neighbourhood Plan states that a range of housing shall be provided in the plan area, as appropriate.

3.4. Given the existing house on site is already in residential use, this site is considered an appropriate location for a new dwelling house in land use terms and the proposals would therefore comply with Policies G1 and H1 in this regard.

3.5. Residential Quality

3.6. Policy H6 relates to housing choice and mix and encourages the design of all housing in the borough to provide functional, adaptable and accessible spaces. Policy D1 notes that housing must provide a high standard of accommodation. Policy CC5 requires developments to include facilities for storage and collection of waste and recycling.

3.7. The existing house is a two storey two-bedroom property with a flat roof. It is relatively small in the context of the other properties visible in the local area. The property has not been well-maintained historically and currently has structural issues relating to subsidence. The owner proposes total redevelopment of the existing property as a significant upgrade on the quality of the housing on site in a range of ways, with greater accessibility throughout including level thresholds and space for future installation of a lift if required, improved fire safety resilience, creation of flexible living accommodation, greater provision of natural lighting and reduced energy use.

3.8. The house would meet all necessary internal standards for a two-bedroom property and provides a high degree of accessibility compared to a typical modern dwelling, with wide circulation spaces and spacious living areas. The dwelling would have a good level of daylighting due to the provision of several windows (mostly positioned at a high level to avoid overlooking) in the building facades. The dwelling would benefit from additional amenities including a planted front garden with bin and cycle store, and an external private rear courtyard that meets the required space standards for a dwelling house of this size.

3.9. As such, it is considered that good quality residential accommodation would be provided in accordance with policies H6, D1 and CC5 of the Local Plan.

3.10. Affordable Housing

3.11. Local Plan Policy H4 seeks to maximise the supply of affordable housing in the borough. It notes that the Council will expect a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more. This development provides a residential floorspace uplift of 64sqm on

the existing property and therefore no affordable housing contribution is required.

4. Design and Heritage

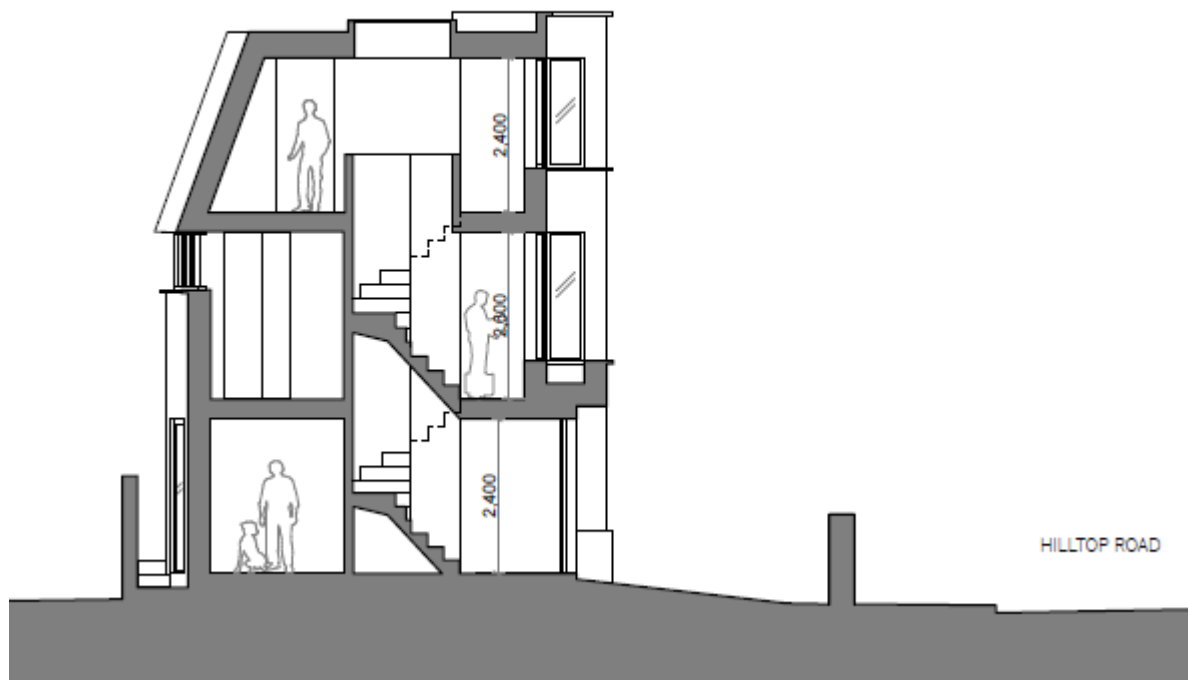
- 4.1. Policy D1 states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; being sustainable and durable; and comprise details 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 states that the Council will preserve and enhance Camden's heritage assets and their settings.
- 4.2. Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan requires development to be of a high-quality design which enhances distinct local character by positively interfacing with the streetscape, maintains positive contributions to local character, is human in scale, and has regard and is sensitive to its context. Policy 3 of the same document states that development should preserve and enhance conservation areas and other heritage assets.
- 4.3. The existing property is notably smaller than other properties in the local area and is also in a poor state of repair, and thus has a negative impact on local character. There would be an additional storey added to the property and limited increases in width and depth, but this would not excessively increase the bulk and mass of built form on this site in the context of the local area. It is noted that other properties in the vicinity are much greater in height, width and depth than the new property that is proposed, including those dwelling houses located immediately to the north and south. Larger four storey properties are apparent to the south on Hilltop Road.
- 4.4. The detailed design of the proposed dwelling would differ from the other properties in the area. This is an infill plot that differs from the surrounding character in terms of floor area and plan form and as such it is considered that any dwelling on this site is not necessarily required to follow the design characteristics of other properties in the area. The principle of a dwelling with a more unique design being located on this site has already been established by the existing house, which has a modern design and character. The house is considered to stand on its own in the neighbourhood and the proposed new house would reflect this arrangement.
- 4.5. Elements of the dwelling's design would reflect similar features visible on other houses in the locale. Fronting the street, the building would have vertically proportioned window apertures and a traditional window hierarchy, and a rendered lower floor which reflects the appearance of 2 Hilltop Road. Cork panelling would be laid out in stretcher bond pattern which reflective of brick material treatments in the local area. This highly sustainable material would be used on the upper floors of the building.
- 4.6. The southern elevation would have a simple rendered façade. The rear elevation would include a sloping roof to minimise its apparent bulk and massing when viewed from residential gardens to the rear, whilst natural finishing materials (cork and timber roof shingles) would also soften the building's appearance when viewed from neighbouring properties. The rear and northern side elevations would not be visible from public areas.
- 4.7. The built form of the house would reflect the existing stepped relationship with 10 Sheriff Road, as viewed from the street. A visual gap in the street scene would be retained between the proposed dwelling and its neighbour at 2 Hilltop Road. The provision of a second storey side terrace is considered acceptable given the unique context of this infill plot and the contemporary design of the house, as it would make practical use of the stepped flat roof on this upper floor. It is relevant to note that upper floor balconies are not entirely uncharacteristic of the area, with a similar-sized balcony visible to the roof of 10 Sherriff Road, and other balconies apparent to the front of properties on Hilltop Road to the south. The Council's Design Officer has confirmed their support for the design of the new dwelling.

- 4.8. It is more than 50 metres from any conservation area and thus would not impact negatively on any heritage assets. As such, the Council's Conservation Officer has raised no objections to this proposal.
- 4.9. Overall, the erection of the proposed new house would be an improvement on the design of the existing building, and would be of a high-quality design that would not be harmful to the character and appearance of neighbouring properties or the surrounding area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017, and Policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

5. Residential Amenity

- 5.1. Policy A1 of the Local Plan seeks to ensure that development does not cause adverse amenity impacts to neighbours in terms of sunlight, daylight, privacy and overlooking, noise, vibration, and odour. Policy A3 states that features with nature conservation value, including gardens, shall be protected where possible. Policy A4 states that the Council will not grant permission for developments with unacceptable noise impacts.
- 5.2. The ground and first floors of the proposed dwelling would have a very similar relationship with the adjacent property at 10 Sherriff Road as the existing dwelling has. The proposed additional storey at second floor level would be stepped in from the main side elevations, and would also be 4 metres away from 10 Sherriff Road. It is considered that the addition of a single additional storey located at least 4 metres away from any of the windows on the southern elevation would not significantly impact the outlook of any occupiers of that neighbouring property. The proposed dwelling would only be visible from secondary side windows at 2 Hilltop Road.
- 5.3. In respect of the future outlook of 12 Sherriff Road, the additional massing of the new dwelling would not significantly impact on the outlook from the rear windows of that neighbouring dwelling as it would only be peripherally visible from some of the rear windows of that neighbouring property (such as those at first floor level and at the rear of the outrigger) and not at all from others (where it is screened by the existing rear outrigger at 12 Sherriff Road).
- 5.4. The applicant has submitted a Daylight and Sunlight Report with this application that indicates there would be no noticeable impact on daylight or sunlight to any windows other than to 'Window 9' at 10 Sherriff Road and 'Window 47' at 2 Hilltop Road. Window 9 is a clerestory-style window that is sited above eye level and thus it is unlikely to be the only source of light to any habitable room within 10 Sherriff Road. The inclusion of vents and other air extraction equipment in that window indicate that it is likely to be a bathroom or kitchen where the expectation of high-quality lighting is reduced in comparison to other rooms of that property. Window 47 is also a small side window shielded by metal bars that appears to be to a storage room and thus it is also unlikely to be the only source of light to any habitable room within 2 Hilltop Road. It is considered that limited reductions in daylight below BRE recommendations can be accepted in those two cases as there would not be substantial impacts on neighbouring amenity. No other windows to neighbouring properties would have daylight levels that fall below the BRE recommendations as the result of this development proposal.
- 5.5. Sunlight levels to neighbouring homes and overshadowing to neighbouring gardens would also not increase beyond the limits set out by the BRE recommendations and therefore the development proposal is considered acceptable in respect of these impacts.
- 5.6. The windows within the proposed new dwelling have been intentionally sited to minimise impact on the privacy of nearby residential properties. Windows in the north elevation would be either fitted with obscure glazing or sited at a high level so as to prevent overlooking from within. Some of the windows in the west (rear) elevation would be screened from view of the neighbouring garden at 12 Sherriff Road by the existing two storey outrigger. The existing boundary treatment between the application site and 12 Sherriff Road would also screen views from ground floor windows. The first-floor windows would be sited at a high level to prevent

outlook directly into any neighbouring windows or garden areas. There are no rear-facing windows at second floor level.



- 5.7. The proposed second floor balcony would be sited to the south of the property where views towards neighbouring gardens would be mostly screened by existing houses and tree planting. Views towards residential properties to the east of the site would be screened by the installation of planters on the eastern side of the balcony. As such, there would be no significant loss of privacy to neighbouring properties as the result of this proposal.
- 5.8. The proposed dwelling would replace an existing dwelling and as such any noise created from occupiers of the house would not be significant in the context of local noise environment.
- 5.9. As such, it is considered there would be no detrimental impact on neighbouring amenity from the proposed development.

6. Sustainability and Ecology

- 6.1. Policy CC1 of the Local Plan states that all developments shall be required to minimise the effects of climate change and shall meet the highest environmental standards, including zero carbon if this is possible. This policy also requires that proposals incorporating substantial demolition should demonstrate that it is not possible to retain the existing building. Policy CC2 states that all new development should adopt appropriate climate change adaptation measures such as through the provision of green infrastructure and permeable surfaces. Policy CC3 states that development should not increase flood risk. Policy CC4 requires exposure to poor air quality to be minimised.
- 6.2. Policy A3 of the Local Plan states that features of conservation value including rear gardens should be protected.
- 6.3. Policy 17 of the Fortune Green and West Hampstead Neighbourhood Plan states that green corridors should be protected, and any loss of garden space should be offset.
- 6.4. It is not possible to retain the existing building, which was initially built to standards well below those currently required. The applicant has submitted a Structural Survey with the application which has identified that the existing building foundations are inadequate, and this has led to subsidence impacting both the internal and external building fabric. Refurbishment of the existing building would be substantially complicated by these issues and compounded by other

issues relating to the inflexible and poor-quality internal layout and access arrangements. As such, the demolition of the building is supported in principle in this instance. A whole life carbon assessment will be secured by condition to ensure that the carbon impact of the demolition is minimised through measures such as re-use of building materials where appropriate.

- 6.5. An Energy and Sustainability Statement has been submitted with the application which describes how the new dwelling could achieve an overall improvement in regulated carbon emissions of 71.65% beyond the requirements of Part L of Building Regulations 2013. The applicant has followed the energy hierarchy of the London Plan 2021 in order to achieve this high level of carbon savings. The building would minimise carbon demand through high efficiency building fabric and would also integrate low carbon or renewable energy sources such as photovoltaic panels and heat pumps into the design of the proposed building.
- 6.6. Comments have been received stating that the proposed development would restrict bird and bat access to local gardens. This site is not designated as a local ecological zone or site of importance for nature conservation. There is already a two-storey building on the plot of land which is the subject of this application and which, in tandem with areas of hardstanding, covers the majority of the land area within it. The additional storey plus a relatively limited increase in bulk and massing at ground and first floor level is considered not to create such additional built form on the site that the movements of local wildlife, including birds and bats, would be significantly affected. The Council's Nature Conservation Officer has been consulted on this application and has stated that birds and bats regularly fly through gaps between most buildings in the borough and that the infilling proposed by this development would not be significant in terms of impacting on these movements. Replacement planting would be provided within the front garden area and details of this planting can be secured by condition to ensure it adequately supports local species. As such, it is considered that ecology on this site and neighbouring sites would not be significantly affected by the proposal.
- 6.7. The site is in a flood zone 1 which has a low risk of flooding. New areas of hardstanding would be finished with permeable materials to enable good levels of surface water drainage. Local air quality will be protected during the construction phase through a construction management plan which will be secured through legal agreement.
- 6.8. Overall, it is considered that the development is acceptable in terms of policies A3, CC1, CC2, CC3 and CC4, and in terms of Policy 17 of the Fortune Green and West Hampstead Neighbourhood Plan.

7. Transport

- 7.1. In line with Policy T1 of the Camden Local Plan residential units require two cycle parking spaces per unit. In accordance with Policy T2 of the Camden Local Plan car free development is required across the Borough.
- 7.2. Policy 7 of the Fortune Green and West Hampstead Neighbourhood Plan supports development which promotes sustainable transport, encouraging safe movement of traffic on the roads and reducing car use, for example via car-free development. Policy 8 of the plan also encourages *'the provision of appropriate bicycle storage in residential and commercial development'* to encourage cycling.
- 7.3. The submitted ground floor plan shows a two-space cycle store within the front garden, behind the bin store, which is considered acceptable. The existing off-street parking space would be retained through this proposal. The occupier will be restricted from applying for a residents' car parking permit through by legal agreement to prevent unnecessary on-street parking.
- 7.4. Given the location of the site within a predominantly residential area and noting that it requires the complete demolition of the existing building and construction of a new building in its place, a Construction Management Plan shall be secured through legal agreement together with the

associated Implementation Support Contribution of £4,075.60 and Impact Bond of £7,874. This will help ensure that the proposed development will be carried out without unduly impacting local amenity or the safe and efficient operation of the local highway network.

7.5. Overall, the development is considered acceptable in terms of its compliance with policies T1 and T2 of the Local Plan and policies 7 and 8 of the Fortune Green and West Hampstead Neighbourhood Plan.

8. Recommendation

8.1. Grant conditional planning permission

8.2. It is recommended that conditional planning permission is granted subject to the following obligations:

- Car Free Development
- Construction Management Plan
- Implementation Support Contribution of £4,075.60
- Impact Bond of £7,874

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 8th April 2024, 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: 2023/0880/P
Contact: Christopher Smith
Tel: 020 7974 2788
Date: 2 April 2024

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

Office Ten Architecture
37b Sellons Avenue
London
NW10 4HJ
United Kingdom

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:
The Cottage
Hilltop Road
London
NW6 2QA

Proposal: Demolition of existing cottage and erection of a single dwelling house.

Drawing Nos: PA099-A, PA199-A, PA200-C, PA201-C, PA202-C, PA210-C, PA300-C, PA301-B, PA302-A, PA303-B, PA401-A; Design and Access Statement, Daylight and Sunlight Report, Energy and Sustainability Statement, Structural Survey Report for Planning.

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: PA099-A, PA199-A, PA200-C, PA201-C, PA202-C, PA210-C, PA300-C, PA301-B, PA302-A, PA303-B, PA401-A; Design and Access Statement, Daylight and Sunlight Report, Energy and Sustainability Statement, Structural Survey Report for Planning.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

- 4 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) 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 G1, D1 and A1 of London Borough of Camden Local Plan 2017.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure have been submitted to and approved by the local planning authority in writing. Such details shall include details of plant species and permeable paving. The approved works shall not be carried out otherwise than in accordance with the details thus approved.

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

- 6 Prior to the commencement of development works hereby approved (including demolition) a Whole Life Carbon assessment shall be submitted to the Local Planning Authority for its written approval to ensure that the replacement building minimises the carbon impact from the demolition and replacement of the existing building.

Reason: To ensure that carbon emissions are minimised and resource use is optimised in accordance with Policy CC1 of Camden's Local Plan 2017.

- 7 Details of the screening to be installed around the second floor balcony hereby approved shall have been submitted to and approved in writing by the local planning authority, prior to commencement of use of the roof terrace and shall be permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 8 Prior to the first occupation of the dwelling hereby approved the first floor window on the northern side of the dwelling shall be fitted with obscure glazing and this shall be retained as such for the lifetime of the property.

Reason: To protect the amenity of nearby residents in accordance with Policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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

- 4 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.

- 5 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 the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.

- 6 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.

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 2023.

You can find advice about your rights of appeal at:

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

Yours faithfully

Supporting Communities Directorate