

Address:	6 Erskine Road London NW3 3AJ		3
Application Number:	2013/6326/P	Officer: Eimear Heavey	
Ward:	Camden Town with Primrose Hill		
Date Received:	02/10/2013		
<p>Proposal: Redevelopment involving the change of use of Leeder House from office (Class B1) to residential use (Class C3) to provide 4 units (1x2, 3x3 bed); erection of part 2 / part 3-storey building with enlarged basement (following the demolition of Block 5); roof extension and alterations to elevations of Blocks 2 and 3; erection of three core blocks to provide circulation and services; and alterations to caretakers' lodge.</p> <p style="text-align: center;">(This application does not include Block 4 which accommodates Triyoga)</p>			
<p>Drawing Numbers: Os Plan; Existing Plans: 001-01; 02; 03; 05; 020-01P3; 050-01P3; 050-02-P3; Proposed Plans: 010-B1RevD; 010-00RevE; 010-01RevD; 010-02-RevD; 010-03RevE; 010-05RevE; 020-01RevB; 020-02; 020-03; 020-04; 020-05; 050-01RevB; 050-02RevB; 050-03RevB; 050-04RevB; 050-05RevB; 050-06RevA; Code for Sustainable Homes preliminary assessment by Eight Associates dated 20/06/2013; Energy and Strategy Assessment by Eight Associates dated 20/06/2013; BREEAM offices Sustainability Plan dated 13/03/2013; Construction Management Plan by Knight Harwood; Daylight and sunlight report by Studio F7 dated 12th May 2013; Ecology Report by Thomson Ecology dated March 2013; Floorspace schedule by PKS Architects dated 26/09/2013; Transport Assessment by RPS; Workplace Travel Plan by RPS; Basement Impact Assessment (Parts 1-5) by Webb Yates Engineers (Ref: J1602-doc-01 Revision X3).</p>			
<p>RECOMMENDATION SUMMARY: Grant Conditional Planning Permission subject to S106 Legal Agreement.</p>			

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (GEA)
Existing	<i>B1 Business</i>		2,583sqm
Proposed	<i>B1 Business</i>		3,016sqm (increase of 433sqm)
	<i>C3 Dwelling House</i>		950sqm

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	None									
Proposed	<i>Flat/Maisonette</i>		1	3						

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	9	0
Proposed	0	1

OFFICERS' REPORT

Reason for Referral to Committee: Major Development involving the creation of more than 1000sqm of non-residential floorspace.

1. SITE

- 1.1 The application site comprises a mews, the main building on the site known as 'Leeder House' which is 3 storeys fronts on to Erskine Road. There are also 3 other low rise buildings behind Leeder House, these are known as Blocks 2, 3 and 5. A further building in the mews, Block 4, which houses Triyoga, is **NOT** included in this scheme, planning permission was granted for refurbishment of this building in 2012 (ref: 2012/0284/P).
- 1.2 The site is bound by Erskine Road to the south and by properties fronting on to Ainger Road to the north-west and Regents Park Road to the south-east. Primrose Hill is located approximately 100m to the west of the site. Access to all buildings is via an entrance on Erskine Road, which is used by both pedestrians and vehicles.
- 1.3 The buildings are not listed but the site falls partially within the Primrose Hill Conservation Area (CA), with Leeder House and Blocks 2 and 3 in the east of the site within the CA. Leeder House is listed in the Primrose Hill Conservation Area Statement as making a positive contribution to the CA.
- 1.4 The site is mainly in office (class B1) use, and includes design and sound recording/TV production studios. The area is surrounded by residential properties to its south-west, north and south-east, with shops and other business to the ground floor of the Regent's Park Road parade.
- 1.5 The site has a PTAL of 4, which indicates that it has a good level of accessibility by public transport. The nearest underground station is Chalk Farm, located to the north east of the site, whilst the nearest bus stops are located on Adelaide Road, Haverstock Hill, and Albert Terrace.

2. THE PROPOSAL

Original

- 2.1 This application is very similar to a previous scheme on this site which was granted planning permission on 15th December 2010 - Ref: 2010/5214/P – now expired. The fundamental difference between the two schemes is the proposal to change the use of Leeder House from office to residential to form 4 flats (3 x 3 beds and 1 x 2 bed).
- 2.2 In short, the physical works associated with this application are as follows:
Leeder House
 - Associated alterations relating to the change of use are proposed which include excavation of basement, re-roofing, re-pointing, rendering of the façades, and internal reconfiguration to create 4 self-contained flats;

- Installation of glass balconies to the rear at second, third and roof level;
- Removal of the fire escape stairs to the rear;
- Replacement of existing condenser unit at roof level;

Caretakers Lodge

- Single louvered doors are now proposed instead of the previously approved pair of doors, along with a new set of louvered doors to the flank elevation.

Block 2

- The roof pitch will be increased by 200mm than that previously approved and the opaque glazing as shown on the previously approved plans has been changed to metallic insulated cladding.

Block 3

- A pitched roof as opposed to a flat roof previously approved application is now proposed.

Block 5

- The lightwell will now be fully open as opposed to partially open which was previously granted planning permission.
- The core between blocks 4 and 5 will be slightly altered compared to what was previously approved as the entrance lobby will be extended but this will not project any further than the building line of block 4.

Revisions

- 2.3 During the course of the assessment, amendments were requested which mostly related to the works proposed to Leeder House. The sloping profile and dormer of Leeder House was proposed to be removed and the roof squared off and clad with insulated metal panels. This was considered to be an unacceptable alteration to a positive contributor in a Conservation Area; as was the proposed lowering of the cill to the front right hand gable. Amended plans have been submitted which omit these changes and are considered to be acceptable. A rear addition was also proposed to the caretakers lodge but this has now been omitted. Furthermore, the two parking spaces which were originally proposed have now been removed from the scheme and it will now be a car capped development with the exception of one space retained for disabled parking.

3. RELEVANT HISTORY

- 3.1 **2009/0970/P:** Planning permission was refused in Feb 2010 for “Extension to existing office accommodation within use class B1 to include the demolition and replacement of Block 5 with a part 2/part 3-storey building plus enlarged basement, a roof extension and alterations to the elevation of Block 2, roof extension and alterations to elevations of Block 3, alterations to the rear elevations of Leeder House and the caretakers' lodge and erection of four core blocks (providing circulation and services) between the caretakers lodge and Block 2 (3-storey), between Blocks 2 & 3 (3-storey), between Leeder house and Block 5 (5-storey) and between Blocks 4 & 5 (3-storeys).”
- 3.2 **2010/5214/P:** Planning permission was granted in December 2010 for “Extension of existing office accommodation (Class B1) to accommodate an additional (1473sqm) floorspace including the demolition and replacement of Block 5 with a part 2/part 3-storey building plus enlarged basement, a roof extension and

alterations to the elevation of Block 3, roof extension and alterations to elevations of Block 3, alterations to the rear elevations of Leeder House and the caretakers' lodge and erection of four core blocks (providing circulation and services) between the caretakers lodge and Block 2 (3-storey), between Blocks 2 & 3 (3-storey), between Leeder house and Block 5 (5-storey) and between Blocks 4 & 5 (3-storeys)". *This permission expires on 15/12/2013.*

- 3.3 **2011/6306/P:** Planning permission granted in March 2012 for "Variation of condition 7 (development to be carried out in accordance with approved plans) relating to planning permission Ref: 2010/5214/P; to relocate cycle store and plant to basement, reduction in size of basement, amendment to street elevation of the porters lodge, alterations to angle and location of photovoltaic roof panels and other minor amendments to elevations.

Planning history of Triyoga building (Block 4)

- 3.4 **2012/0284/P:** Planning Permission was granted in March 2012 for "Change of use of Block 4 from leisure studio (Class D2) to office use (Class B1), erection of roof extension and installation of PVs and rooflights, 3-storey extension to east elevation, alterations to doors and windows and installation external condensing plant in acoustic enclosure at ground floor level north of the building".

PE9900293: Permission granted in 1999 for Block 4 for a change of use to yoga studio, subject to restricted hours of operation and noise controls. A condition was added to the permission which stated that the *building shall be used only as a yoga institute and when that use ceases the lawful use shall revert to business uses within the B1 Use Class.*

4. CONSULTATIONS

Statutory Consultees

- 4.1 London Underground – no objection.

Conservation Area Advisory Committee

- 4.2 Primrose Hill CAAC – In short, strongly object to the principle of the proposed change of use of Leeder House to residential and to the rebuilding of Block 2. An objection was also raised to the proposed introduction of gates fronting onto Erskine Road. No objection is raised to the rebuilding of Block 5 provided permitted development rights are withdrawn.

Detailed comments

The advisory committee has consistently supported the retention of employment uses in the CA. they note that policy guidance formally agreed by the Council and set out in the Primrose Hill Conservation Area statement specifically states that 'the council will seek to retain uses which form part of the established character of the CA'. This policy is clearly consistent with Camden's adopted Policy DP13 on the retention of business use and with the larger policy objectives in Camden's Core strategy (CS8) of sustaining local employment and mixed communities. These are consistent with policies for sustainable development set out in the NPPF.

It is stated in their letter that Leeder house was part of the historic development of Primrose Hill as a place of work. It is of special interest in that it was an organ factory of J. Malcolm and Co rather than a piano factory. The CAAC consider that the change of use would harm its historic and continuing function as a place of work – the CAAC note that it has not simply been an office.

The CAAC have also stated that they have consistently objected to the rebuilding of block 2 as a more monolithic, stripped down building destroying its appearance and historic character. They state that the character of the area is informal and these small variations are key to that character. Objection is also raised with regards to the provision of windows at first floor level to the wall facing the backs of the buildings in Regents Park Road. These windows are only 9m from the windows to habitable rooms in the flats in Regents Park Road which would suffer harmful loss of overlooking and light pollution.

Strong objection raised to the introduction of gates to this area, which has traditionally been open. The gates are damaging to the character and appearance of the CA, which here is one of openness and accessibility characteristic of the area. The CAAC state that they understand the need to prevent opportunist car parking but this issue can be controlled by rising bollards which allow a sense of openness and space.

Local Groups

4.3 None

Adjoining Occupiers

Original

<i>Number of letters sent</i>	416
<i>Total number of responses received</i>	1784
<i>Number in support</i>	3
<i>Number of objections</i>	1781

4.4 **Triyoga objections**

As can be seen in the table above, there has been a significant number of objections to this proposal. The main reason for this appears to be the misunderstanding that this application relates to the Triyoga building (Block 4) and that if planning permission is granted it will result in its closure.

This is evidenced by posters witnessed in the shops and business premises of Primrose Hill displaying the slogan '*Stop Camden Council destroying Primrose Hill and help keep Triyoga at its heart*' (see photo).

Prior to the submission of this application, numerous attempts were made by both the Council and the planning agent to convey to Triyoga that this application did not relate to their building (Block 4).

In March 2012 planning permission was granted to the owners of the Triyoga building for alterations and extensions to Block 4 (Ref: 2012/0284/P). Residents were consulted on the application and a total of 116 neighbour notification letters

were sent out, a site notice was displayed outside the premises and a press notice was placed in the Ham and High. The Council only 8 objections at that time, one of which was from Triyoga. Following consideration of all the planning issues and the representations made, the application was granted.

It should also be noted that the original permission granted to Triyoga in 1999, contained a condition which stated that when the building was no longer used as a yoga studio, the use would revert back to B1 office use. Consequently, if Triyoga ever vacate the premises, the building would automatically revert to B1 office space and planning permission would be required to change the use back to a yoga studio.

It is understood that Triyoga's lease runs until October 2014. Any dispute Triyoga may have with their landlord over the terms of their lease is not a material planning consideration.

4.5 **Relevant objections**

In addition to the objections in relation to the loss of Triyoga, the following concerns have been raised which related to:

- the proposed change of use of Leeder House from office to residential and the fact that it doesn't comply with Policy DP13;
- the proposal being out of keeping with the character and appearance of the conservation area and that
- it doesn't take account of the mixed nature of the area;
- the fact that a holistic/comprehensive approach was not being taken across the entire site
- that the application should not have been submitted in this piecemeal format.
- loss of parking;
- detrimental impact on the economy of the area;
- negative impact on the high street; job losses;
- loss of usable employment floorspace and workshops;
- no affordable housing;
- overlooking and loss of privacy;
- noise from condenser units and
- Leeder house should be listed, or at least put on the local list.

5. **POLICIES**

5.1 **National Planning Policy Framework (NPPF) 2012**

5.2 **The London Plan (2011):**

Policy 3.3 (Increasing housing supply)

Policy 3.4 (Optimising housing potential)

Policy 7.6 (Architecture)

Policy 7.8 (Heritage assets and Archaeology)

5.3 **LDF Core Strategy and Development Policies 2010**

Core Strategy

CS1 (Distribution of growth)

CA4 (Areas of more limited change)
CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
CS8 (Promoting a successful and inclusive Camden economy)
CS11 (Promoting sustainable and efficient travel)
CS13 (Tackling climate change through promoting higher environmental standards)
CS14 (Promoting high quality places and conserving our heritage)
CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)
CS16 (Improving Camden's health and well-being)
CS17 (Making Camden a safer place)
CS18 (Dealing with our waste and encouraging recycling)
CS19 (Delivering and monitoring the Core Strategy)

Development Policies

DP1 (Mixed use development)
DP2 (Making full use of Camden's capacity for housing)
DP5 (Homes of different sizes)
DP6 (Lifetime homes and wheelchair housing)
DP13 (Employment premises and sites)
DP17 (Walking, cycling and public transport)
DP18 (Parking standards and the availability of car parking)
DP19 (Managing the impact of parking)
DP21 (Development connecting to the highway network)
DP22 (Promoting sustainable design and construction)
DP23 (Water)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)
DP27 (Basements and lightwells)
DP28 (Noise and vibration)
DP29 (Improving access)
DP31 (Provision of, and improvements to, open space, sport and recreation)
DP32 (Air quality and Camden's Clear Zone)

5.4 **Camden Planning Guidance (2011/2013):**

CPG 1 (Design – revised 2013)
CPG 2 (Housing – revised 2013)
CPG 3 (Sustainability – revised 2013)
CPG 4 (Basement and lightwells – revised 2013)
CPG 5 (Town centres, retail and employment – revised 2013)
CPG 6 (Amenity)
CPG 7 (Transport)
CPG 8 (Planning Obligations)

5.5 **London Plan SPG (Housing) Annex 1.**

5.6 **Primrose Hill Conservation Area Statement.**

6. **ASSESSMENT**

6.1 The existing buildings comprise 2,583sqm (GEA) of B1 office floor space. This application seeks to convert some of the floorspace to residential but also involves extensions to the office floorspace resulting in a new increase of to 433sqm (GEA), bringing the total to 3,016sqm (GEA). It is noted that the floorspace of Block 4/Building 4 (Triyoga) has not been included in these figures and that block 4 does **NOT** form part of this application. The proposed change of use of Leeder House to residential would result in the formation of 4 flats (1 x 2bed and 3 x 3 beds).

6.2 It is also worth reiterating at this point that the principle of altering and extending these buildings was established following the granting of planning permission in December 2010 and also through an amendment application in 2011. The main difference between this scheme and the 2010 scheme is the change of use of Leeder House to residential along with the associated alterations and extensions to this building including the removal of the large stair core between Leeder House and block 5.

6.3 The principal consideration material to the determination of this application are summarised as follows:

- Land Use - principle of the change of use to residential and of the additional office floorspace
- Design & Conservation
- Impact of proposed basement development
- Amenity of occupiers and neighbours
- Transport
- Trees and biodiversity
- Sustainability
- Open space
- Contamination
- Local employment and procurement
- Access
- Waste
- Community safety
- Other matters

6.4 **Land Use**

This proposal is a mixed use scheme incorporating both office and residential use across a site of 0.24ha. With regards to the employment space, it is proposed to rationalise and enlarge the existing spaces on site and to ensure that the resultant spaces improve their flexibility in terms of letting options. The site is accessible by a choice of transport modes, being located close to two railway stations and also to Chalk Farm underground station. As the proposals involve extensions and alterations to an existing facility, the existing routes and access to the site for employees have already been established.

6.5 The proposed changes in floorspace are set out in the table below:

	Existing GEA (sqm)	Proposed GEA (sqm)	Comments
Leeder House	821.0 (B1)	950.7 (C3)	Excavation of basement and conversion to 4 flats.
Caretakers Lodge (Building 1)	89.6 (B1)	69.7 (B1)	Reduction in floorspace
Block 2	1042.9 (B1)	1551.7 (B1)	Refurbishment and extension
Block 3	288.3 (B1)	316.7 (B1)	Refurbishment and extension
Block 5	341.5 (B1)	1078.1 (B1)	Demolition and rebuild incorporating a basement
Total	2,583	3016.2 (B1) + <u>950.7 (C3)</u> 3966.9	Overall increase of 433sqm GEA employment floorspace

- 6.6 The provision of new more flexible employment floorspace to meet the needs of modern business is welcomed under both policies CS8 and DP13. The proposed additions and alterations to the office blocks will ensure the retention of employment uses at this site for years to come and, as the space will be flexible, it will facilitate SME's and hence continue the long established link they have with Primrose Hill.
- 6.7 Many objectors have commented on the lack of marketing evidence submitted for the change of use of Leeder House. It is acknowledged that no marketing evidence was submitted in this instance; however, as stated above, this application is for a mixed use development where the overall benefits/dis-benefits of the scheme need to be assessed. The existing office space in Leeder House is considered to be of poor quality and does not lend itself well to flexible employment uses due to lack of goods lift, constrained access and limited floor to ceiling heights. Although the applicants have not stated that it is no longer suitable for continued office use, they have stated that it is in need of major structural refurbishment. The loss of office space here therefore needs to be balanced alongside the proposed enhancements and expansion of the other blocks. It is also worth noting that paragraph 51 of the NPPF (2012) states that changes of use from commercial to residential should be approved in areas where there is an identified additional housing need unless there are strong economic reasons as to why this would be inappropriate.
- 6.8 The proposed scheme will result in an overall increase of 422sqm GEA flexible employment floorspace suitable for SME's, and much needed new housing for this part of the Borough, which incorporates 3 family sized flats. It is considered that the

proposed introduction of 4 flats in Leeder House will not compromise the continued use of the site for employment purposes, and to ensure this is the case, a condition has been added to the permission which requires the employment floorspace to be supplied in its entirety prior to the occupation of the residential units. In light of this the overarching aims of criteria c–g of Policy DP13 have been met.

- 6.9 Concern was raised by the objectors that loss of the office space in Leeder house would impact detrimentally on the local economy and result in job losses. It is considered that the more modern employment floorspace will enhance the existing mews area thus making it more viable to potential tenants. As a result, employees would still require the services offered by the local area and it is not considered that there will be a wider detrimental impact on the local economy – it could perhaps even have the opposite effect. Hence there is no sound economic reason to justify refusal of this change of use. It is also noted that DP13 and Paragraph 7.3 of Camden Planning Guidance 5 states that a change of use from B1(a) offices may be allowed in certain circumstances and that our priority for the replacement use is permanent housing or community use. As the change of use incorporates residential use including 3 family sized units, the redevelopment scheme does not conflict with Camden Planning Guidance 5.
- 6.10 Objections were also raised with regards to the overall loss of net internal area (NIA) employment floorspace. The Council commonly uses GEA as a format for measuring non-residential development in terms of Policy DP13. However in this instance if NIA is used then it results in an overall loss of approximately 70sqm NIA. This is mainly due to the amount of space taken up by the access cores; storage areas and additional toilets and shower rooms. Again, given the overall enhancement of the existing office blocks, their accessibility along with a more efficient layout and configurations, it is considered that the loss of 70sqm NIA would not justify a reason for refusal in this instance. Objections were also raised with regards to the loss of workshops – it is considered that this is a generic term used by employers to describe their premises however all of the buildings in this application are held on leases specifying B1(a) offices.
- 6.11 In light of the above, the fact that the level of employment floorspace will be maintained and enhanced along with the fact that a priority use, housing, will be introduced as a replacement for the office space, the proposed mixed use development is considered to be acceptable in the context of Policy DP13.
- 6.12 Policy DP2 states that the Council will seek to maximise the supply of additional homes in the Borough by expecting the maximum appropriate contribution to the supply of housing on sites that are vacant or underused, taking into account any other uses that are needed on the site. Furthermore, Policy DP5 seeks to contribute to the creation of mixed and inclusive communities by securing a range of self contained homes of different sizes that meet the dwelling size priorities set out in the policy. Hence the proposed introduction of 4 units, 3 of them large family sized units is welcomed and is considered to be an appropriate unit mix for the area. Objections were raised with regards to the lack of affordable housing being proposed. However as the proposed residential use will amount to 950sqm (when extended) it falls below the threshold for requiring affordable housing and there is no policy justification for requiring it.

Design and Conservation

- 6.13 It is noted that Leeder House and blocks 2 and 3 fall within the Primrose Hill Conservation Area (CA). The care-takers lodge and Block 5 are outside the CA and as such permission for the demolition of Block 5 is not required. Numerous objectors have raised concerns about the proposed development being detrimental to the character and appearance of the CA. However, it must be remembered that much of the alterations and extensions proposed were granted planning permission in 2010 and via a further amendment application in 2011. Our design policies have not changed since these permissions.
- 6.14 The proposed alterations to Leeder House have been revised compared to what was originally submitted. This was because the loss of the sloping roof profile was considered by the Council to be detrimental to the character and appearance of the host building and to the surrounding CA. The proposed changes to each building are outlined and assessed under the headings below:
- 6.15 Leeder House
Leeder House is a large three storey property which fronts on to Erskine Road. The proposed change of use of Leeder House to create 4 flats is accompanied by various additions and alterations. Substantial works are to be undertaken in order to stabilise the building and bring it up to a suitable standard. The applicants had originally wanted to demolish and rebuild the property but this was discouraged and would not have been supported by the Council. Some objectors have claimed that the building should be listed or at least put on the local list and no alterations should be permitted. However it is a positive contributor to the CA and as such is afforded protection through our Conservation Area Statements and LDF policies. It is as a result of this protection that the Council sought revised plans in order to make the alterations to the building more in keeping with its character and appearance.
- 6.16 Essential works to take place include replacement of the roof, re-pointing, stabilising and rendering of external facades. It is also proposed to excavate at basement level and to undertake extensive configuration of the internal layout. A replacement condenser unit enclosure at roof level is also proposed.
- 6.17 Revised plans have been received which re-introduce the original sloping roof profile of the building. The inset balcony remains and although this is not ideal it is considered to be an improvement over and above the approved stair core (in the 2010 application) which would have obscured a large proportion of the rear elevation of Leeder House. The proposed introduction of a private courtyard to the rear of Leeder House is welcomed and is considered to be an improvement to the large stair core which was previously approved in this location.
- 6.18 Alterations to the rear of the building include the installation of Juliet balconies and the reconfiguration of windows to allow kitchen and WC extraction equipment. The window reconfiguration will be in line with the existing fenestration and will not impact detrimentally on the building. will be mainly obscured by block 5 Glass balustrading is proposed for the inset balcony at roof level and as this is at high level and will face towards the rear courtyard it is considered to be acceptable.

Replacement roof guarding is also proposed, this will be a like for like replacement and as such no objection is raised. A new louvered enclosure will be installed at roof level and as this will be more centred on the roof compared to the existing enclosure it is considered to be acceptable.

6.19 Revised plans were also submitted which retain the window and cill levels on the principal elevation facing Erskine Road. A solid panelled front door is proposed for the front elevation. The proposed works will result in the principal elevation of Leeder House mirroring the existing situation and as the previously approved rear stair core will be removed it is considered that the character and appearance of this positive contributor to the CA will be preserved and indeed enhanced.

6.20 Caretaker's Lodge

The caretakers lodge is located at the entrance to the mews on the right hand side and is occupied as office accommodation. Alterations are proposed to the approved and amended front elevation. A single louvred door is now proposed, rather than the approved pair of doors, which is welcomed as it will result in just one main opening. The window on the front elevation has been retained and the condenser unit which was originally provided on an area of flat roof at first floor level has been relocated to building 2 where it will be adjacent to other condenser units. The rear addition to the lodge was also revised and has been omitted. The proposed changes to the caretakers lodge are therefore considered to be acceptable.

6.21 Gates have also been proposed between Leeder House and the Caretakers lodge. These were previously approved under the 2010 application and similar gates have been approved at 113 Regents Park Rd. The CAAC have objected to these gates, however as they have been previously approved, and the policy situation has not changed since they were approved it is not considered appropriate to raise an objection to their presence in this instance. A condition will be placed on the permission requesting details of the gates to be submitted.

6.22 Block 2

Block 2 is on the right hand side as you enter the mews and the rear of the building backs on to the boundary of properties on Regents Park Road. It is proposed to refurbish the building largely in accordance with that approved under the 2010 scheme. The CAAC have objected to the fact that the resultant building will result in a monolithic stripped down building destroying its original character. Although it is acknowledged that this building is in the CA, the proposed alterations are not considered to be overly harmful and are contained within the footprint of the existing building. The alterations have previously been assessed against the Councils LDF and granted planning permission and given that the policy situation has not changed since that approval there is no sound reason to object to this refurbishment.

6.23 Notwithstanding the above, the proposed introduction of metallic cladding to the rear of the building at first floor level as opposed to the approved opaque glazing is considered more sympathetic and less visually dominant for the neighbouring properties. It is also noted that the fenestration to the rear of Building 2 has been reduced compared to what was originally submitted in this scheme and the building now retains the same fenestration as existing. Furthermore, the roof pitch will be

raised by 200mm in order to allow for the screening of condenser units. This is considered to be a minor alteration and will not result in any adverse impacts to the surrounding CA or to neighbouring properties.

6.24 Block 3

This building will also be refurbished. A pitched roof with rooflights is now proposed as opposed to the approved flat roof, this is considered to be an improvement and mirrors the existing situation. Hence this is in keeping with the existing character of the site. The windows to the rear are existing.

6.25 Block 5

This building is on the left hand side as you enter the mews and it will be demolished and rebuilt with a building of similar size and façade appearance to that previously approved. A basement will be excavated and this was also approved under the previous 2010 application. There are alterations to the core servicing area between buildings 4 and 5, due to the fact that the entrance lobby will be extended. This increases the footprint of the building but it will be below the existing retaining wall. It is also noted that the windows adjoining the Ainger Road boundary will now be omitted. These changes are not considered to be harmful and the only part of the basement which will be visible will be the lightwell. It is noted that this part of the site lies outside the CA.

Impact of proposed basement developments

6.26 It is proposed to excavate a basement beneath Leeder House to allow for more space to provide cycle spaces and storage associated with the 4 flats. There will also be 2 bedrooms associated with flat 1 located at basement level. It is also proposed to excavate a basement following the demolition beneath the new Block 5. The applicants have submitted a Basement Impact Assessment (BIA) which was undertaken by Webb Yates Engineers. This document has been prepared in accordance with policies DP27 and CPG4. The applicant has submitted information in respect of the basement excavation and the anticipated impacts on drainage, flooding, groundwater conditions and structural stability.

6.27 Screening summary

The screening undertaken on the proposed basement development highlights issues with regards to the site being within 5m of a public highway; London clay being the shallowest strata on the site; the site being on previously worked ground; the basement increasing differential depths of foundations relative to neighbouring properties and surface water flooding. Records were submitted for 10 trial pits and standpipes at the site.

6.28 Ground water flow

There were no potential impacts on ground water flow identified in the screening flow chart process. The basements in both block 5 and Leeder House will be underneath the footprints of the buildings and will be no more than 2.5metres in depth. The made ground beneath this site is comprised of firm brick and clay and it is unlikely that it is capable of transmitting large quantities of subterranean flow, however it is important to note that the made ground is not an aquifer and the geotechnical conditions are unlikely to enable significant flows of water. Excavation

may open up pathways to drain pockets of water but as the site is flat the volume of water should be manageable.

6.29 Surface water flow

The application site is not located within a flood risk zone and Erskine Road is not listed as a street at risk of flooding. Furthermore, the site is not located within the catchment area for the ponds or within 500m of a water course. A flood risk assessment is therefore not required in this instance.

6.30 Slope stability

With regards to slope stability, a structural analysis has been undertaken to ensure that the design of the retaining structure does not permit settlement of the retained soil behind the wall in order to protect neighbouring properties and roads. As the retaining walls will limit movement and the considerable distances from the neighbouring residential properties it considered that the proposed excavation will have a very low risk of adverse impact on surrounding properties.

6.31 The Basement impact Assessment concludes that there are no negative impacts anticipated in this basement proposal on the hydro-geological and hydrological conditions of the local environment. In overall terms it is considered that the level of information provided for the scale and nature of the proposed basement is sufficient to accord with the relevant LDF policies and accompanying CPG4 2013. However, based on the information provided and the size of the proposed basement, it is considered necessary for a condition denoting that a chartered surveyor shall supervise the works to be added in this instance.

Amenity of occupiers and neighbours

6.32 The site is surrounded by residential properties in close proximity to the existing buildings. These place considerable constraints on the enlargement or intensification of development on site. The removal of the unsightly fire escape stairs to the rear of Leeder House would be an improvement which would be visible from within and outside the site. Furthermore, the omission of the large stair core which was approved as part of the earlier approved application, between Leeder House and block 5 will have positive impacts in terms of sunlight and daylight to the nearest properties along Ainger Road.

Daylight/sunlight

6.33 Notwithstanding the fact that the scheme had been previously assessed in terms of daylight/sunlight and annual probable sunlight hours (APSH), the applicant has submitted a further report in support of this application. This report also deals with the proposed increase of 200mm to the roof of block 2. The submitted report indicates that all of the primary windows serving habitable rooms in the properties which were assessed will retain levels in excess of the BRE criteria or are not reduced by a noticeable level. Furthermore all of the windows which were assessed for APSH were fully BRE compliant in terms of sunlight. The report also assessed the proposed accommodation, and notes that the daylight level for a kitchen on the first floor sees an average daylight factor (ADF) below the recommended target of 2%, at 1.7%. However as the recommended target is 1.5% for a dining room and the fact that the work surfaces are next to the window it is not considered to be

problematic. All of the rooms in the proposed residential block will receive the recommended levels of sunlight.

- 6.34 The windows facing the residential properties on the rear of Blocks 2, 3 and 5 and their accompanying cores would be either high level or opaque. As per the previous application, a condition would be sought to ensure that they remain obscure glazed and fixed shut to a height of 1.7m. Due to their orientation and size, the introduction of balconies to the rear of Leeder House are not considered to impact on the privacy of residents of Ainger Road. Whilst views into the gardens of these properties will be possible, this was already the case due to the existence of the staircase. In essence it is considered that the situation with regards to overlooking has improved for the nearby residents of Ainger Road.

Standard of accommodation

- 6.35 The residential aspect of the proposal will result in the creation of 4 flats, 3 x 3 beds and 1 x 2 bed. The units will accord with lifetime homes criteria in as far as possible, will have access to balconies and a private courtyard to the rear. The units will be well lit and well ventilated. It is noted that the size of the units is in excess of that required by the Mayor in the London plan.

	Size of proposed unit	London Plan minimum
Unit 1 – 3Bed 6Person	225.15sqm	95 sqm
Unit 2 – 3Bed 6Person	162.1 sqm	95 sqm
Unit 3 – 3 Bed 6Person	162.1 sqm	95 sqm
Unit 4 – 2Bed 4Person	119.3 sqm	70 sqm

Noise from Plant

- 6.36 Environmental Health officers have confirmed that the proposed plant to be located on block 2 and t roof level on Leeder House meets the target criterion for daytime use when the mitigating measures are in the acoustic report are applied. The measures would ensure that the Council’s noise standards are met during daytime use. It is noted that the baseline noise date from the previous application was used as there have been no major changes to the surrounding buildings, road layout or to the use of the railway and this was agreed with the environmental health officer. Furthermore, the condensing units would be set electronically, prior to use, to operate under night time conditions in order for them to meet the night time criterion and satisfy Camden’s noise conditions during the hours of 19:00 to 07:00. This would be secured by condition.

Noise from activities on site

- 6.37 It is acknowledged that the D2 Triyoga use at the rear of the application site in block 4 has, in the past, given rise to noise complaints from local residents. However, the proposed development which would increase the intensity of office use on the site is not expected to give rise to further operational noise issues due to the movement of occupants arriving and leaving the office uses at the same hours as other existing activity locally (morning and evening rush hour and lunchtimes). This is considered to be consistent with an inner city neighbourhood such as Primrose Hill. As per the previous application, it is not considered reasonable or necessary to control the hours of operation of the office uses.

Light pollution

- 6.38 Concerns have been raised about the potential of the development to produce light pollution due to its proximity to neighbouring dwellings. The current proposals have replaced the metal cladding to the rear of the cores with small, obscure glazed, high level slot windows to provide natural light to the toilet facilities in block 2. These elements would not give rise to significant light pollution. The fully glazed core elevations to the courtyard would be likely to emit light but would be at least 25-30m from the nearest habitable rooms and therefore light pollution should not be an issue. The proposed development is therefore considered to be acceptable in terms of DP26.

Transport

- 6.39 The proposed development will result in an increase in employment floorspace and new residential units. Policies require us to assess any potential impacts a development may have on the transport network and encourage users to consider sustainable modes of transport rather than private motor vehicles.

Travel Plan

The applicants have submitted a travel plan which was considered by the Councils transport department and no objections were raised. However, some changes were proposed which include: the initial baseline survey should be conducted within 6 months of occupation or 75% capacity, whichever comes first; further review needs to be conducted 1, 3 & 5 years after initial occupation; targets should be set for each review at 1, 3 & 5 years after occupation as this will bring it in line with London wide and local policy. Also setting a date is not best practice as you can never be 100% sure of building, planning permission and occupation dates. The Travel Plan will need to be reviewed again and travel surveys undertaken once the office element of the development is substantially occupied (usually one year after completion). Subsequent reviews will be required in years 3 and 5. The applicant is required to enter into a Section 106 Agreement in respect of securing a Travel Plan for all of the office space on site and the Travel Plan Monitoring Fee of £5,729.

- 6.40 Car Parking

The site is located in Controlled Parking Zone CA-J, which operates between 8.30am and 6.30pm Monday to Friday. There are parking bays on either side of Erskine Road which can be used by either Permit holders or Pay & Display users. The applicant states that there are currently 9 parking spaces provided within the site, although it is not clear where these are provided on the submitted ground floor layout plan. It was proposed that this be reduced to 3 spaces, 2 for the use of the residential units and 1 disabled space for the office users. However this has since been revised and the development will now be car capped and 1 unit will be designated for disabled parking associated with the employment use on site – this is in line with policy. The applicant has agreed to enter into a Section 106 Agreement in respect of securing all 4 residential units and the office buildings as car capped. The scheme is therefore not expected to result in an increase in traffic.

- 6.41 The site has a Public Transport Accessibility Level (PTAL) score of 4, which indicates that it has a good level of accessibility by public transport. The nearest station is Chalk Farm, located to the north east of the site, whilst the nearest bus

stops are located on Adelaide Road, Haverstock Hill, and Albert Terrace. Due to the high PTAL level there is no objection to the loss of car parking spaces.

6.42 Construction Management Plan (CMP)

A draft Construction Management Plan has been submitted with the application. The contents of this will need to be discussed with local residents, businesses and Ward Councillors, as well as colleagues in Network Management. It is essential that consultation is undertaken to enable good neighbourly relations to be formed and to ensure that any concerns are addressed. A Construction Working Group should be set up prior to any works commencing on site – this should also include any potential works to Block 4 which has separate planning permission for additions and alterations granted in 2012. The applicant has agreed to enter into a Section 106 Agreement in respect of securing a Construction Management Plan for the redevelopment of the whole site. Furthermore, the constraints of the site are such that a Service Management Plan (SMP) will be required to provide further details of how the servicing will be undertaken to minimise the impact on the local highway network. This will also be secured via S106 head of term.

6.43 Associated Highway works

Finally and as with the previous permission, the applicant is required to enter into a Section 106 Agreement in respect of repaving the footway adjacent to the site and the vehicle crossover. This was previously estimated as costing £13,160 and no change is proposed to that calculation.

Trees and biodiversity

- 6.44 An ecology report has been submitted by Thomson Ecology (dated March 2013). It states that the site is of low ecological value being comprised solely buildings and areas of hardstanding. Whilst it is acknowledged that the site is predominately built-up, Camden's records show that there are bats recorded within 200m of the site at Adelaide Local Nature Reserve. There are two SNCI's nearby: Adelaide Local Nature Reserve, and Primrose Hill. The report states that the buildings could have the potential to support breeding birds. The survey also notes that there is a habitat present which could roost bats, hence it is recommended that a bat survey be conducted in accordance with Bat Conservation Trust best practice guidance. As a result of the findings in this report, conditions will be added to help enhance any potential biodiversity impacts of the scheme.

Sustainability

- 6.45 All schemes that require a BREEAM assessment are required to meet a minimum 'Very Good' rating. Camden's CPG also goes beyond the minimum 'Very Good' score in requiring a minimum 60% score in each of the energy and water categories of the assessment, and a minimum 40% in the materials category. With respect to the new office development, the applicants' pre-assessment report suggests that the scheme will achieve a rating, which equates to 'Excellent' and this is very much welcomed. In order to ensure that such measures are secured, a BREEAM post-construction report would be required via a legal agreement.
- 6.46 The proposed refurbishment of Leeder House will fall under the recently introduced BREEAM Domestic Refurbishment (BDR) guidelines. However the applicants have submitted a Code for Sustainable Homes report and this is mainly due to the fact

that the calculations were done at the end of last year. The submitted code for sustainable homes report states that the assessed site scores 72% which is equivalent to level 4 - the minimum requirement. Camden encourages developments to seek a score of 'excellent' in the BDR however it is not yet a policy requirement and due to the major refurbishment being undertaken of an older building it is considered that a score of very good is acceptable in this instance. This will also be secured via a S106 head of term.

- 6.47 Policy CS13 expects all developments to meet the highest feasible environmental standards during construction and occupation and for designs to minimise the carbon emissions by following the energy hierarchy of energy reduction, efficiency and then finally providing renewables. The policy seeks for all development to provide for the generation of renewable energy on site unless circumstances make this unfeasible. The expectation for a development of this scale is that 20% of energy requirements would be provided through renewable energy sources. The submitted report for this application states that this will be achieved via the introduction of photovoltaic panels at roof level (previously approved). As the development involves extensive refurbishment of existing buildings in a constrained site this is welcomed. In fact it is stated that an efficiency level of 25% could be reached if an air sourced heat pump was installed however it is not confirmed that this will be incorporated into the development. As there is no policy requirement to insist on 25% energy savings, the 20% target will be secured in the S106 agreement.

Provision of public open space

- 6.48 The Council expects developments to mitigate against their impacts. In this case the development will provide new office and residential accommodation, thereby increasing the pressure on open space in the area. It is considered appropriate to seek a contribution of £9,425 to open space based on addition of 433sqm gross office floorspace and the creation of 4 x flats, in accordance with the calculations set out in CPG 8. This will be secured via S106.

Land contamination

- 6.49 As this site has a historical use as vehicle garage and repairs it is considered that the site has a high risk for contamination – a report was submitted which was considered by the Council's environmental health officer who stated that a more intrusive investigation is required. A condition has been added requesting this info.

Local Employment and Procurement

- 6.50 The applicant has agreed to sign up to Camden's local employment and local procurement initiatives via a S.106 legal agreement. This is a "reasonable endeavours" clause which requires the applicant to co-operate with the King's Cross Construction Skills Centre and the Council's local procurement initiative in relation to the recruitment and procurement of goods and services during the construction phase of the development.

Access

- 6.51 Where the building is to be extended or altered any new or altered feature should be suitably designed to meet the guidance in Approved Document M of the Building Regulations. In addition the new building should be fully accessible in respect of the

requirements of Approved Document M. Floor levels have been adjusted to provide an accessible gradient of 1:20 or better throughout the site. Within the buildings the floorspace would all be fully accessible with lifts and disabled facilities provided throughout, including a lift in the newly converted flatted development in Leeder House. In order to ensure optimal accessibility the external ground surfacing should be chosen to be accessible to all and an informative would be added to this effect for consideration when preparing the landscaping details. The proposals accord with policy DP29.

Waste Storage

6.52 The proposed waste & recycling storage facilities are proposed to the rear of the Caretakers' lodge. This is considered acceptable in principle as it is suitably sized and easily accessible for residents and bin men, and therefore complies with policy DP26.

6.53 Mayors Community infrastructure Levy (CIL)

The proposal will be liable for the Mayor of London's CIL as the proposal involves additional residential unit space of 129sqm and new employment floorspace of 433sqm. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £28,100 (562sqm x £50). This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge

Other matters

6.54 Many of the objections sited the fact that the scheme should be looked at holistically and the application should never have been submitted in this piecemeal format. There is no policy requirement requesting that applicants submit a proposal in a certain format however, apart from block 4, this scheme does take a holistic view of all of the buildings on the site. Furthermore, the applicants have agreed to enter into a S106 legal agreement to help manage the construction and servicing of the site and it is in their own interests to ensure development of the site occurs in a coherent fashion.

7. CONCLUSION

7.1 The proposed refurbishment of the existing business units in Erskine Road will result in a more modern flexible employment space offer in Primrose Hill. The scheme proposes an overall uplift of 433sqm GEA employment floorspace which will be suitable to a range of employers including SME's. The proposed introduction of residential uses into Leeder House will not compromise the site as it will still be capable of operating as a business use alongside the proposed new flats. Finally, the inclusion of 3 large family sized units within this residential development is also welcomed.

7.2 Planning Permission is recommended subject to a S106 Legal Agreement to secure the following heads of terms:

- Construction Management Plan

- Car capped development
- Servicing management plan
- Contribution towards Public Open Space of £9,425
- Highways works of £13,160
- Travel Plan
- Travel plan monitoring fee of £5,729
- BREEAM (office development) Minimum very good and post construction review
- BREEAM Domestic Refurbishment (conversion of Leeder House) Minimum very good
- Energy plan and target of 20% on-site renewables
- Local labour and procurement

7.3 In the event that the S106 Legal Agreement referred to above has not been completed within 13 weeks of the date of the registration of the application, the Development Control Service Manager be given authority to refuse planning permission for the reason of a lack of legal agreement to cover the following issues- Construction Management Plan, Contribution towards Public Open Space, Highways works, Green Travel Plan, Travel Plan monitoring fee, BDR Excellent, Energy plan and 20% on-site renewables, Local labour and procurement

8. LEGAL COMMENTS

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

Conditions and Reasons:

- 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: Os Plan; Existing Plans: 001-01; 02; 03; 05; 020-01P3; 050-01P3; 050-02-P3; Proposed Plans: 010-B1RevD; 010-00RevE; 010-01RevD; 010-02-RevD; 010-03RevE; 010-05RevE; 020-01RevB; 020-02; 020-03; 020-04; 020-05; 050-01RevB; 050-02RevB; 050-03RevB; 050-04RevB; 050-05RevB; 050-06RevA; Code for Sustainable Homes preliminary assessment by Eight Associates dated 20/06/2013; Energy and Strategy Assessment by Eight Associates dated 20/06/2013; BREEAM offices Sustainability Plan dated 13/03/2013; Construction Management Plan by Knight Harwood; Daylight and sunlight report by Studio F7 dated 12th May 2013; Ecology Report by Thomson Ecology dated March 2013; Floorspace schedule by PKS Architects dated 26/09/2013; Transport Assessment by RPS; Workplace Travel Plan by RPS; Basement Impact Assessment (Parts 1-5) by Webb Yates Engineers (Ref: J1602-doc-01 Revision X3)

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

- 3 The details of the sections, elevations and facing materials to be used on the building shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the development. Such details shall include samples of all external materials and detailed elevations, sections and plans of typical windows, attic floor elevations and junctions between cores and main buildings (including at eaves/roof level). The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The details of the main entrance gate and any other changes to the Erskine Road boundary treatment shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to commencement of the use of any of the plant equipment hereby approved, the equipment shall be fitted with an automated control mechanism, to ensure that in the event of the operation of the plant/equipment between the hours of 19:00 and 07:00, it operates in nighttime mode. The automatic mechanism shall be properly maintained and retained permanently thereafter.

Reason:- To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies

DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Prior to commencement of the use of any of the plant equipment hereby approved, the equipment shall be fitted with an automated control mechanism, to ensure that in the event of the operation of the plant/equipment between the hours of 19:00 and 07:00, it operates in nighttime mode. The automatic mechanism shall be properly maintained and retained permanently thereafter.

Reason:- To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Before the development commences, details of the proposed cycle storage area shown on the approved plans shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the development, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 9 No development shall commence until:
- (a) a written Preliminary Risk Assessment (PRA) and scheme of investigation has been submitted to and approved by the local planning authority in writing; the PRA must take account of the historical and environmental context of the site and can be based on a desk study or the Enhanced Environmental Information Review detailed below; and
 - (b) following the approval detailed in paragraph (a), a written scheme of remediation measures has been submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 10 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical

elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 11 Prior to occupation of the offices served by the relevant cores, the rear facing windows at all levels within the cores, as indicated on the approved drawings, shall be fitted with obscure glazing and fixed shut to a height of 1.7m. These measures shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 12 The hereby approved 4 residential units in Leeder House shall not be occupied until the full quantum of employment floorspace in the caretakers lodge, blocks 2, 3 and 5 as detailed on the approved plans, is provided on site.

Reason: In order to ensure the protection of employment floorspace on site and to justify the conversion of Leeder House to residential, in accordance with the requirement of Policies CS8 (Promoting a successful and inclusive Camden economy) and DP13 (Employment Premises and sites) of the London borough of Camden Local Development Framework Core Strategy and Development policies 2010.

- 13 Prior to the first occupation of the development the key recommendations of the approved Ecological Assessment shall be carried out and/or provided on site. For the avoidance of doubt these include installation of a water feature suitable for use as a drinking place for birds, two sparrow nesting boxes, and use of peat free-composts. The measures shall thereafter retained and maintained.

Reason:

To ensure that the biodiversity of the site is maintained in accordance with the requirements of policy CS16 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the

London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 2 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 3 With regard to condition no. you are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5124) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 4 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 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 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.