

Mr Nick Belsten  
CBRE  
CBRE  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

Application Ref: **2013/1598/P**  
Please ask for: **Richard McEllistrum**  
Telephone: 020 7974 **2056**

28 November 2013

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**University of London  
Garden Halls and Cartwright Gardens Open Space  
London  
WC1H 9FF - 9EF**

Proposal:

Redevelopment, following the demolition of Canterbury Hall, Commonwealth Hall and part of Hughes Parry Hall, involving the retention and refurbishment of Hughes Parry Hall tower and the erection of a 5-9 storey (plus basement level) building comprising new student accommodation (Sui Generis), leading to a net increase of 187 bedrooms (from 1,013 to 1,200 rooms); associated ancillary uses (including flexible space for the University of London, communal and catering areas); landscaping including two internal courtyards; together with alterations to vehicle accesses, public highway and alterations to Cartwright Gardens, including modification of access to and landscaping within the Gardens.

Drawing Nos: A10417C 001 P2, 050 P1, 099 P2, 100 P2, 101 P2, 102 P2, 103 P2, 104 P2, 105 P2, 106 P2, 107 P2, 108 P2, 109 P2, 110 P2, 111 P2, 112 P2, 113 P2, 114 P2, 115 P2, 200 P2, 201 P2, 202 P2, 203 P2, 204 P2, 300 P2, 500 P1, 501 P1, 502 P1, 503 P1, 1001 P1 and 1002 P1. A10417D 099 P2, 100 P2, 101 P3, 102 P3, 104 P3, 105 P3, 106 P3, 107 P2, 108 P2, 109 P2, 110 P2, 114 P2, 115 P2, 200 P2, 201 P2, 202 P2, 203 P2, 204 P2, 210 P2, 212 P2, 300 P3; 301 P2, 310 P3, 311 P3, 320 P2, 400 P2, 401 P2, 500



P1, 501 P1, 502 P1, 503 P1, 600 P2, 610 P2 and 1300 I2. A10417Z 099 T1, 100 T1, 101 T1, 102 T1, 103 T1, 104 T1, 105 T1, 106 T1, 107 T1, 108 T1, 109 T1, 110 T1, 111 T1, 112 T1, 113 T1, 114 T1, 115 T1, 200 T1, 201 T1, 202 T1, 203 T1, 204 T1 and 300 T1. 1488P100; 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112 and 113. MLUK339P 211; 220, 221, 222 and 223

Supporting Documents: Planning Statement by CBRE, Design & Access Statement by tp Bennett & Maccreanor Lavington, Access and Inclusivity Statement by All Clear Designs, Townscape, Visual Impact and Heritage Report by Peter Stewart Consultancy, Statement of Community Involvement by Loadstone, Daylight/Sunlight and Overshadowing Report by GIA, Internal Daylight Report by GIA,, Traffic Impact Assessment and Travel Plan by Cundall Johnson and Partners LLP, Delivery and Servicing Management Plan by Cundall Johnson and Partners LLP, Acoustic Report by SRL Technical Services, Air Quality Assessment by Air Quality Consultants Ltd, Energy and Sustainability Statements (including BREEAM Pre-Assessment) by Mecserve, Arboricultural Implications Assessment and Arboricultural Method Statement by Thomson Ecology, Basement Impact Assessment by Cundall Johnson and Partners LLP, Phase 1 Geoenvironmental Desk Study Report and Ground Investigation, Geotechnical and Geoenvironmental Assessment Report by Cundall Johnson and Partners LLP, Archaeological Assessment by The Brigantia Archaeological Practice, Unexploded Ordnance Risk Assessment by Bomb Search, Draft Student Management Plan by University of London and University Partnerships Programme and Draft Construction Management Plan by McBains Cooper, Crime Impact Assessment (CBRE April 2013), Draft Summer Management Plan (CBRE 12th July 2013), Cartwright Gardens Draft Operation Management Plan by University Partnerships Programme and Flood Risk Assessment by Cundall Johnston and Partners LLP.

The Council has considered your application and decided to grant permission subject to the following condition(s):

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 Detailed drawings, or samples of materials as appropriate, in respect of the following in regard to both Area A and Area B (separately), shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is commenced in the respective Area (excluding works of demolition, site clearance and the erection of temporary structures):

- a) Plan, elevation and section drawings, including jambs, head and cill, of all new external window and doors at a scale of 1:10 with typical glazing bar details at 1:1.
- b) Typical details of new railings and balustrade at a scale of 1:10 with finials at 1:1, including method of fixing.
- c) Details elevations and section showing typical facing brick arrangements within relevant building sections including areas of recessed building services (including

- rainwater goods), expansion joints vertical and horizontal banding;
- d) Samples and manufacturer's details of new facing materials including brickwork,
  - e) A sample panel of brickwork no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.
  - f) Method statement and details drawing showing the external manifestation of the room ventilation system

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of 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.

- 3 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 5 a) No development (excluding works of demolition, site clearance and the erection of temporary structures) within Area A shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas and lightwells within that Area have been submitted to and approved by the local planning authority in writing.

b) No development (excluding works of demolition, site clearance and the erection of temporary structures) within Area B shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas and lightwells within that Area and to the Cartwright Gardens Open Space have been submitted to and approved by the local planning authority in writing.

Such details shall include, where appropriate, details of proposed boundaries, surfacing, any proposed earthworks including grading, mounding and other

changes in ground levels, treatment of the retained and refurbished tennis courts and form and fixing of seats. The works shall thereafter not be carried out otherwise than in accordance with the approved details and the timeframe set out within Condition no.21 below.

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 CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 7 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 neighbouring properties 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 In Area B, prior to the commencement of development (excluding works of demolition, site clearance and the erection of temporary structures), full details of a scheme for ventilation, including manufacturers specifications, noise levels and attenuation of the proposed basement catering facilities, shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area

generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 9 9a) In Area A, prior to the commencement of development (excluding works of demolition, site clearance and the erection of temporary structures), details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter

b) In Area B, prior to the commencement of development (excluding works of demolition, site clearance and the erection of temporary structures), details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 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.

- 10 At least 28 days prior to the commencement of development in Area B, an intrusive ground investigation shall be carried out in accordance with the approved written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas (Phase 1 Geoenvironmental Desk Study Report and Ground Investigation, Geotechnical and Geoenvironmental Assessment Report by Cundall Johnson and Partners LLP as referred to at condition no. 23 below), and the results of this investigation and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing. The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with 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.

- 11 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the approved development shall be carried out otherwise than within the curtilage of the building.

Reason: To avoid obstruction of the surrounding streets and to safeguard

amenities of adjacent premises in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 12 Prior to the first occupation of the accommodation within Area A or Area B of the approved development, the service road and associated gating, enclosure and supporting lifts within the site as shown on the approved plans shall be provided and thereafter not obstructed by the placement or installation or erection of any permanent development unless prior written consent is given by the local planning authority.

Reason: In order to satisfactorily provide for the movement of vehicles within the site and in the interests of highways and pedestrian safety in accordance with Appendix 6 of Supplementary Planning Guidance, policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 13 Prior to the commencement of development (excluding works of demolition, site clearance and the erection of temporary structures) in Area B, details of the secure and covered cycle storage area for 600 cycles within the basement level of the development, and details of the position and number of visitors cycle storage facilities in the vicinity of the main Cartwright Gardens building entrance (a minimum of 2 spaces) shall be submitted to and approved by the local planning authority in writing. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of any of the new accommodation within Area B, and shall thereafter be permanently retained.

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.

- 14 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.

- 15 Notwithstanding the reference in the approved revised Acoustic Statement, prior to the first occupation of the approved accommodation within Area B, Type 2 acoustic glazing including acoustic trickle vents shall be installed to all east facing windows within those parts of the development fronting onto Sandwich Street and thereafter retained.

Reason: To safeguard the amenities of the neighbouring properties 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.

- 16 The flat or green roof areas to the development hereby approved shall not be used as sitting out or amenity areas and access shall only be available for maintenance purposes.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 17 The areas of identified obscure glazing shown on the approved drawings shall be installed prior to the first occupation of the relevant part of the development hereby approved, and thereafter retained.

Reason: In order to prevent unreasonable overlooking of surrounding accommodation, in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 18 Details of bird and bat nesting boxes / bricks to enhance local populations of Biodiversity Action Plan priority species shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works within Area B commencing on site. The details shall include the exact location, specification and design. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

REASON: To ensure the development contributes towards creation of habitats and valuable areas for biodiversity in accordance with Policy CS15 of the London Borough of Camden Local Development Framework

- 19 Full details of a sedum roof shall be submitted to and approved by the Local Planning Authority, in writing, before the development commences. The development shall not be carried out otherwise than in accordance with the details thus approved and the sedum / brown roof shall be fully implemented prior to the first occupation of any accommodation within Area B.

REASON: To enhance the character and ecology of the development, to provide undisturbed refuges for wildlife, to promote sustainable urban drainage, and to enhance the performance and efficiency of the proposed building. To comply with Policy CS15 of the London Borough of Camden Local Development Framework

- 20 Prior to the commencement of development (excluding works of demolition, site clearance and the erection of temporary structures) within Area A or Area B, full details of a lighting strategy, to include information about potential ecological impacts, relating to the relevant Area, shall be submitted to, and approved in writing by the Local Planning Authority. The approved lighting strategy relating to the relevant Area shall thereafter be fully implemented prior to the first occupation of accommodation within that Area.

Reason: To safeguard the appearance of the premises and the character of the immediate area, to protect the amenity of current and future occupiers from light pollution and to ensure compliance with the protection of possible habitats in accordance with policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 21 All hard and soft landscaping works within the relevant Area, as approved under Condition 5 above, shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development within that Area. The hard and soft landscaping works relating to the Cartwright Gardens Open Space shall be carried out no later than the end of the planting season following the first occupation of the development within Area B. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.



- 22 Prior to commencement of development (excluding works of demolition, site clearance and the erection of temporary structures) details of sustainable urban drainage system measures shall be submitted to and approved in writing by the local planning authority. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: In accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 23 The development hereby permitted shall, unless otherwise reserved for approval within another condition attached to this decision, be carried out in accordance with the following approved plans:

A10417C 001 P2, 050 P1, 099 P2, 100 P2, 101 P2, 102 P2, 103 P2, 104 P2, 105 P2, 106 P2, 107 P2, 108 P2, 109 P2, 110 P2, 111 P2, 112 P2, 113 P2, 114 P2, 115 P2, 200 P2, 201 P2, 202 P2, 203 P2, 204 P2, 300 P2, 500 P1, 501 P1, 502 P1, 503 P1, 1001 P1 and 1002 P1. A10417D 099 P2, 100 P2, 101 P3, 102 P3, 104 P3, 105 P3, 106 P3, 107 P2, 108 P2, 109 P2, 110 P2, 114 P2, 115 P2, 200 P2, 201 P2, 202 P2, 203 P2, 204 P2, 210 P2, 212 P2, 300 P3; 301 P2, 310 P3, 311 P3, 320 P2, 400 P2, 401 P2, 500 P1, 501 P1, 502 P1, 503 P1, 600 P2, 610 P2 and 1300 I2. A10417Z 099 T1, 100 T1, 101 T1, 102 T1, 103 T1, 104 T1, 105 T1, 106 T1, 107 T1, 108 T1, 109 T1, 110 T1, 111 T1, 112 T1, 113 T1, 114 T1, 115 T1, 200 T1, 201 T1, 202 T1, 203 T1, 204 T1 and 300 T1. 1488P100; 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112 and 113. MLUK339P 211; 220, 221, 222 and 223

Supporting documents:

Supporting Documents: Planning Statement by CBRE, Design & Access Statement by tp Bennett & Maccreanor Lavington, Access and Inclusivity Statement by All Clear Designs, Townscape, Visual Impact and Heritage Report by Peter Stewart Consultancy, Statement of Community Involvement by Loadstone, Daylight/Sunlight and Overshadowing Report by GIA, Internal Daylight Report by GIA,, Traffic Impact Assessment and Travel Plan by Cundall Johnson and Partners LLP, Delivery and Servicing Management Plan by Cundall Johnson and Partners LLP, Acoustic Report by SRL Technical Services, Air Quality Assessment by Air Quality Consultants Ltd, Energy and Sustainability Statements (including BREEAM Pre-Assessment) by Mecserve, Arboricultural Implications Assessment and Arboricultural Method Statement by Thomson Ecology, Basement Impact Assessment by Cundall Johnson and Partners LLP, Phase 1 Geoenvironmental Desk Study Report and Ground Investigation, Geotechnical and Geoenvironmental Assessment Report by Cundall Johnson and Partners LLP, Archaeological Assessment by The Brigantia Archaeological Practice, Unexploded Ordnance Risk Assessment by Bomb Search, Draft Student Management Plan by University of London and University Partnerships Programme and Draft Construction Management Plan by McBains Cooper, Crime Impact Assessment (CBRE April 2013), Draft Summer Management Plan (CBRE 12th July 2013), Cartwright Gardens Draft Operation Management Plan by University Partnerships

Programme and Flood Risk Assessment by Cundall Johnston and Partners LLP.

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

- 24 The development within Area B hereby approved shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent) and mitigation of the effects of noise and vibration from the operations on the adjoining operations and structures of London Underground, have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in all respects in accordance with the approved design and method statements.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure in accordance with Policy CS11 of the London Borough of Camden Core Strategy.

- 25 The total number of residents of the student accommodation hereby approved shall not at any time exceed the approved number of 1200 bedspaces within the accommodation as a whole.

Reason: In order to prevent over-occupancy of the premises which would have a detrimental impact on the amenities of occupiers of the premises and the neighbouring area in accordance with policies DP9 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 26 Details of the size, appearance, position and means of visual screening to all external plant equipment within Area A or Area B shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development within the relevant Area.

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.

- 27 Within Area B, the development hereby permitted shall not be commenced (excluding works of demolition, site clearance and the erection of temporary structures) until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) Cundall University of London, Cartwright Gardens Development, document number RPT003 supporting document CL-XX-(52)-4001 and email correspondence on 17 and 18 October 2013 to the Environment Agency entitled 'RE: Cartwright Gardens - Environment Agency update has been submitted to and approved in writing by the local planning authority. The drainage strategy shall include a restriction in run-off and surface water storage on site as outlined in the FRA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity, in accordance with Policies CS13 and DP23 of the London Borough of Camden Local Development Framework.

- 28 Prior to the commencement of development (excluding works of demolition, site clearance and the erection of temporary structures) within Area A, a temporary scheme of servicing and delivery management shall be submitted to and approved in writing by the Local Planning Authority. In the period prior to the first occupation of accommodation within Area B, the accommodation within Area A shall not be occupied at any time other than when the requirements of the approved scheme are being observed in full.

Reason: In order to satisfactorily provide for the movement of vehicles within the site and in the interests of highways and pedestrian safety in accordance with Appendix 6 of Supplementary Planning Guidance, policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

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 2363).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email [env.health@camden.gov.uk](mailto:env.health@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 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](mailto:CIL@Camden.gov.uk)

- 4 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre. This will assist in a key principle of the NPPF by building up the data base of up-to-date ecological information and this will help in future decision making.
- 5 Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation (Natural Habitats) Regulations 1994 which protect bats from intentional or deliberate actions which may kill, injure capture a bat and from actions that intentionally or recklessly damage, destroy or obstruct access to a bat roost (whether bats are present or not) or disturb a bat when occupying a roost. Actions such as demolition and renovation works to a building, and tree felling or significant tree surgery are likely to result in a breach of the above legislation if bats or bat roosts are present. For further information contact Natural England on 0845 600 3078.
- 6 Active bird nests are protected under Part 1 of the Wildlife and Countryside Act 1981 (as amended) which states that it is an offence to disturb, damage or destroy the nest of any wild bird while that nest be in use or being built. Active nests are highly likely to be present within the site during peak nesting season, considered by Natural England as between 1 March and 31 July. It should be noted that active nests are afforded legal protection at all times and can be encountered throughout a nesting season which may extend between mid February and October depending on bird species and weather conditions. Nesting habitats which includes trees, shrubs, climbing plants, grounds flora, buildings and other structures may be cleared at any time of year where survey (undertaken by a suitably experienced person) can establish active nests are absent. For further information contact Natural England on 0845 600 3078.
- 7 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

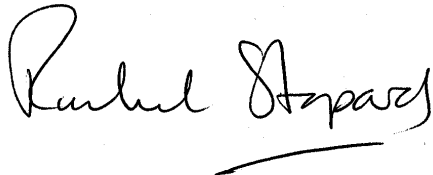
Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

- 8 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 9 The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation; construction methods; security; boundary treatment; safety barriers; landscaping and lighting.
- 10 The applicant is reminded of the need to, in addressing the relevant conditions and s106 clauses, have regard to (and note that further consideration will be exercised by the Local Planning Authority in regard to): 1) the desirability and practicality of reversing the route of vehicles using the service and delivery route; and 2) the evidenced need for retention of the 2 tennis courts indicated to be removed, and of what alternative facilities do or would be available in this use in the local area.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard  
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.