

DATED

25 JUNE

2013

(1) RADLETT HOLDINGS LIMITED

and

(2) THE MAYOR AND BURGESSES OF  
THE LONDON BOROUGH OF CAMDEN

**A G R E E M E N T**  
relating to land known as

1 Radlett Place  
St Johns Wood London  
NW8 6BT

pursuant to Section 106 of the Town and Country Planning  
Act 1990 (as amended)

Andrew Maughan  
Borough Solicitor  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9LP

Tel: 020 7974 5647  
Fax: 020 7974 1920

CLS/PK/1685.1833 (FINAL)



THIS AGREEMENT is made the 25<sup>th</sup> day of June 2013

**BETWEEN:**

1. **RADLETT HOLDINGS LIMITED** (incorporated in Jersey under company registration number 109663) care of and address for service RBC Trust Company (International) Limited La Motte Chambers St Helier Jersey Channel Islands JE1 1PB and whose address for service in the United Kingdom is Teacher Stern LLP of 37 - 41 Bedford Row, London, WC1R 4JH (hereinafter called "the Owner") of the first part
2. **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN** of Town Hall, Judd Street, London WC1H 9LP (hereinafter called "the Council") of the second part

**WHEREAS**

- 1.1 The Owner is registered at the Land Registry as the freehold proprietor with Title absolute of the Property under Title Number NGL750895.
- 1.2 The Owner is the freehold owner of and is interested in the Property for the purposes of Section 106 of the Act.
- 1.3 A Planning Application for the development of the Property was submitted to the Council and validated on 16<sup>th</sup> November 2012 and the Council resolved to grant permission conditionally under reference number 2012/5781/P subject to conclusion of this legal Agreement.
- 1.4 The Council is the local planning authority for the purposes of the Act for the area in which the Property is situated and considers it expedient in the interests of the proper planning of its area that the development of the Property should be restricted or regulated in accordance with this Agreement.
- 1.5 As local highway authority the Council considers the Highways Works to be carried out pursuant to this section 278 Agreement to be in the public benefit.

- 1.6 For that purpose the Owner is willing to enter into this Agreement pursuant to the provisions of Section 106 of the Act.

## 2. **DEFINITIONS**

In this Agreement the following expressions (arranged in alphabetical order) shall unless the context otherwise requires have the following meanings:-

- |     |   |   |
|-----|---|---|
| 2.1 | "the Act"                                     | the Town and Country Planning Act 1990 (as amended)   |
| 2.2 | "the Agreement"                               | this planning obligation made pursuant to Section 106 of the Act  |
| 2.3 | "the Certificate of Practical Completion"     | the certificate issued by the Owner's contractor or architect or project manager certifying that the Development has been completed   |
| 2.4 | "Construction Management Plan"                | the construction management plan attached to Annex 1 of this Agreement  |
| 2.5 | "the Construction Phase"                      | the whole period between<br>(i) the Implementation Date and<br>(ii) the date of issue of the Certificate of Practical Completion  |
| 2.6 | "the Council's Considerate Contractor Manual" | the document produced by the Council from time to time entitled "Guide for Contractors Working in Camden" relating to the good practice for developers engaged in building activities in the London Borough of Camden |

2.7 "the Development"

erection of building comprising ground and first floors with two storey basement for use as a single-family dwellinghouse (Class C3) as shown on drawing numbers 001\_PL01; 002\_PL01; 003\_PL01; 020\_PL03; 021\_PL04; 022\_PL06; 023\_PL05; 024\_PL04; 025\_PL02; 202\_PL09; 203\_PL09; 204\_PL01; 300\_PL02; 301\_PL02; 305\_PL02; 306\_PL02; 500\_PL01; 501\_PL01; 502\_PL01; 503\_PL01; 505\_PL01; 506\_PL01; 507\_PL01; 508\_PL01; 509\_PL01; 510\_PL01; 511\_PL01; 512\_PL01; Design and Access Statement; BRE-00018004-DS-001-00-0001 - CSH Certificate; Basement Impact Assessment (Ref: J1219-Doc-05, Revision X3); Flood Risk Assessment (Ref: J1219-Doc-08, Revision X2); Structural Engineering Report (Ref: J1219-Doc-09); M22-T1; M6-P1; PTL 454 - Radlett Place - External Lighting Solutions; PV1-P1; Planning Statement; Construction and Environmental Plan; Renewable Energy Statement and Sustainability Report for the M&E Services; Arboricultural Development Report; Environmental Noise Survey; Lifetime Homes Assessment (Revision A)

2.8 "the Implementation Date"

the date of implementation of the Development by the carrying out of a material operation as defined in Section 56 of the Act and references to "Implementation" and "Implement" shall be construed accordingly

2.9 "Occupation Date"

the first date when any part of the Development is occupied and the phrases "Occupy",

"Occupied" and "Occupation" shall be construed accordingly

2.10 "the Parties"

the Council and the Owner

2.11 "the Planning Application"

a planning application in respect of the development of the Property submitted to the Council and validated on 16<sup>th</sup> November 2012 for which a resolution to grant permission has been passed conditionally under reference number 2012/5781/P subject to conclusion of this Agreement

2.12 "Planning Obligations Monitoring Officer"

a planning officer of the Council from time to time allocated to deal with all planning obligations pursuant to S106 of the Act to whom all notices, correspondence, approvals etc must be sent in the manner prescribed at clause 6.1 hereof

2.13 "the Planning Permission"

a planning permission granted for the Development substantially in the draft form attached to Annex 2 of this Agreement

2.14 "the Property"

the land known as 1 Radlett Place, St Johns Wood, London, NW8 6BT the same as shown shaded grey on the plan attached at Annex 3 of this Agreement and registered at the Land Registry under title number NGL750895

**NOW THIS DEED WITNESSETH** as follows:-

- 3.1 This Agreement is made in pursuance of Section 106 of the Act, and is a planning obligation for the purposes of Section 106 as aforesaid, and shall be enforceable by the Council against the Owner as provided herein and against any person deriving title to any part of the Property from the Owner and insofar as it is not a planning obligation its provisions may be enforceable by the Council under any relevant statutory powers.
- 3.2 Words importing the singular shall include the plural and vice versa and any words denoting actual persons shall include companies corporations and other artificial persons.
- 3.3 Any reference to a specific statute or statutes include any statutory extension or modification amendment or re-enactment of such statute and any regulation or orders made under such statute.
- 3.4 The clause and paragraph headings do not form part of this Agreement and shall not be taken into account in its construction or interpretation.
- 3.5 It is hereby agreed between the Parties that save for the provisions of clauses 1, 2, 3, 5, 6 and 7 hereof all of which shall come into effect on the date hereof the covenants undertakings and obligations contained within this Agreement shall become binding upon the Owner upon the Implementation Date.
- 3.6 The Council hereby agrees to grant the Planning Permission on the date hereof.
- 3.7 The Parties save where the context states otherwise shall include their successors in title.

4. **OBLIGATIONS OF THE OWNER**

The Owner hereby covenants with the Council as follows:-

**CONSTRUCTION MANAGEMENT PLAN**

- 4.1 To ensure that throughout the Construction Phase the Development shall not be carried out otherwise than in strict accordance with the requirements of the Construction Management Plan and not to permit the carrying out of any works

comprised in demolition or building out the Development at any time when the requirements of the Construction Management Plan are not being complied with and in the event of non compliance with this Clause 4.1 the Owner shall upon receipt of written notice from the Council forthwith take any steps required to remedy such non-compliance.

- 4.2 To use its reasonable endeavours to co-ordinate any construction traffic related to the carrying out of the Construction Phase with any construction traffic related to any works at Radlett House, Radlett Place, London, NW8 6BT approved under planning permission reference numbers 2010/6316/P and or 2011/5102/P (to include any permission approving any amendment to such planning permissions) or approved works at any other adjoining property on Radlett Place so that the Construction Phase of the Development can be carried out safely and with minimal possible impact on and disturbance to the surrounding neighbourhood, environment and highway network.

5. **NOTICE TO THE COUNCIL/OTHER MATTERS**

- 5.1 The Owner shall give written notice to the Council on or prior to the Implementation Date specifying that Implementation of the Development has taken or is about to take place.
- 5.2 Within seven days following completion of the Development the Owner shall certify in writing to the Planning Obligations Monitoring Officer in the manner outlined at clause 6.1 hereof quoting planning reference 2012/5781/P the date upon which the Development is ready for Occupation.
- 5.3 The Parties shall act in good faith towards each other and in addition the Owner shall co-operate with the Council to facilitate the discharge and performance of all obligations contained herein and the Owner shall comply with any reasonable written requests of the Council to have access to any part of the Property or any requests to provide documentation within the Owner's possession (at the Owner's expense) for the purposes of monitoring compliance with the obligations contained herein.



- 5.4 The Owner agrees declares and covenants with the Council that it shall observe and perform the conditions restrictions and other matters mentioned herein and shall not make any claim for compensation in respect of any condition restriction or provision imposed by this Agreement and further shall indemnify the Council for any expenses or liability arising to the Council in respect of breach by the Owner of any obligations contained herein save to the extent that any act or omission of the Council its employees or agents has caused or contributed to such expenses or liability.
- 5.5 If satisfied as to the compliance of the Owner in respect of any obligation in this Agreement the Council shall (if requested to do so in writing and subject to payment of a fee of £1,000 in respect of each such obligation) provide through its Head of Legal Services a formal written certification of compliance, partial compliance or ongoing compliance (as and if appropriate) with the provisions of any such obligation.
- 5.6 All consideration given in accordance with the terms of this Agreement shall be exclusive of any value added tax properly payable in respect thereof and all parties other than the Council shall pay and indemnify the Council against any such value added tax properly payable on any sums paid to the Council under this Agreement upon presentation of an appropriate value added tax invoice addressed to the Owner.
- 5.7 All costs and expenses payable to the Council under this Agreement shall bear interest at the rate of 4% above the base rate of the National Westminster Bank plc from time to time being charged from the date such payment is due until payment is made.
6. **IT IS HEREBY AGREED AND DECLARED** by the Parties hereto that:-
- 6.1 The provisions of Section 196 of the Law of Property Act 1925 (as amended) shall apply to any notice or approval or agreement to be served under or in connection with this Agreement and any such notice or approval shall be in writing and shall specifically refer to the name, date and Parties to the Agreement and shall cite the clause of the Agreement to which it relates and in the case of notice to the Council shall be addressed to the London Borough of Camden, Planning Obligations Officer, Urban Design and Renewal, Planning and Public Protection, Culture and Environment Directorate, Town Hall Annex, Argyle Street, London WC1H 9LP

quoting the planning reference number 2012/5781/P and in the case of any notice or approval or agreement from the Council this shall be signed by a representative of the Council's Environment Department and be sent to the Owner at the address stated in this Agreement.

- 6.2 This Agreement shall be registered as a Local Land Charge.
- 6.3 The Owner agrees to pay the Council its proper and reasonable legal costs incurred in preparing this Agreement on or prior to the date of completion of the Agreement.
- 6.4 The Owner hereby covenants with the Council that it will within 28 days from the date hereof apply to the Chief Land Registrar of the Land Registry to register this Agreement in the Charges Register of the title to the Property and will furnish the Council forthwith on written demand with official copies of such title to show the entry of this Agreement in the Charges Register of the title to the Property.
- 6.5 Nothing contained or implied in this Agreement shall prejudice or affect the Council's powers to enforce any specific obligation term or condition nor shall anything contained or implied herein prejudice or affect any provisions, rights, powers, duties and obligations of the Council in the exercise of its functions as Local Planning Authority for the purposes of the Act or as a local authority generally and its rights, powers, duties and obligations under all public and private statutes, bye laws and regulations may be as fully and effectually exercised as if the Council were not a party to this Agreement.
- 6.6 Neither the Owner nor their successors in title nor any person deriving title from them shall be bound by the obligations in this Agreement in respect of any period during which it no longer has an interest in the Property but without prejudice to liability for any breach committed prior to the time it disposed of its interest.
- 6.7 For the avoidance of doubt the provisions of this Agreement (other than those contained in this sub-clause) shall not have any effect until this Agreement has been dated.
- 6.8 If the Planning Permission is quashed or revoked or otherwise withdrawn or expires before effluxion of time for the commencement of development or is modified (other

than by agreement with or at the request of the Owner) this Agreement shall forthwith determine and cease to have effect and the Council will effect cancellation of all entries made in the Register of Local Land Charges in respect of this Agreement.

7. **RIGHTS OF THIRD PARTIES**

7.1 The Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement.

**IN WITNESS** whereof the Council has caused its Common Seal to be hereunto affixed and the Owner has executed this instrument as their Deed the day and year first before written

**EXECUTED AS A DEED BY  
RADLETT HOLDINGS LIMITED  
acting by a Director and its Secretary  
or by two Directors**

**Director Name: (CAPITALS)**

**Director Signature:**

**Director/Secretary Name (CAPITALS)**

**Director/Secretary Signature:**

RBC Corporate Services (UK) Limited

Authorised Signatory Authorised Signatory

RBC Directorship Services (UK) Limited

Authorised Signatory Authorised Signatory

**THE COMMON SEAL OF THE MAYOR  
AND BURGESSES OF THE LONDON  
BOROUGH OF CAMDEN was hereunto  
Affixed by Order:-**

*T M Knowles*

Authorised Signatory



**ANNEX 1**

**Construction Management Plan**



# **1 RADLETT PLACE LONDON**

## **Index**

<b>Section 1</b>	Basic Contract Details.
<b>Section 2</b>	Risk Assessments.
<b>Section 3</b>	Sequence of Work Operations.
<b>Section 4</b>	Resources. Plant and Equipment
<b>Section 5</b>	Access & Egress Safe Working at Heights/Prevention of Falls / Protection.
<b>Section 6</b>	Description of Emergency/Rescue and Fire Procedures.
<b>Section 7</b>	Arrangements for Delivery, Stacking, Storing and Movement on Site of Plant/Materials.
<b>Section 8</b>	Environmental Controls /Waste Clearance
<b>Section 9</b>	PPE, Noise Assessment, Vibration Assessment (HAVS), and Permit to Work Procedures.
<b>Section 10</b>	Competent Person/Supervision/Training/Procedures

R Durtnell & Sons Ltd

www.durtnell.co.uk

# Construction Management Plan



## SECTION 1 Contact Details

Project Title 1 Radlett Place, London. NW8 6BT

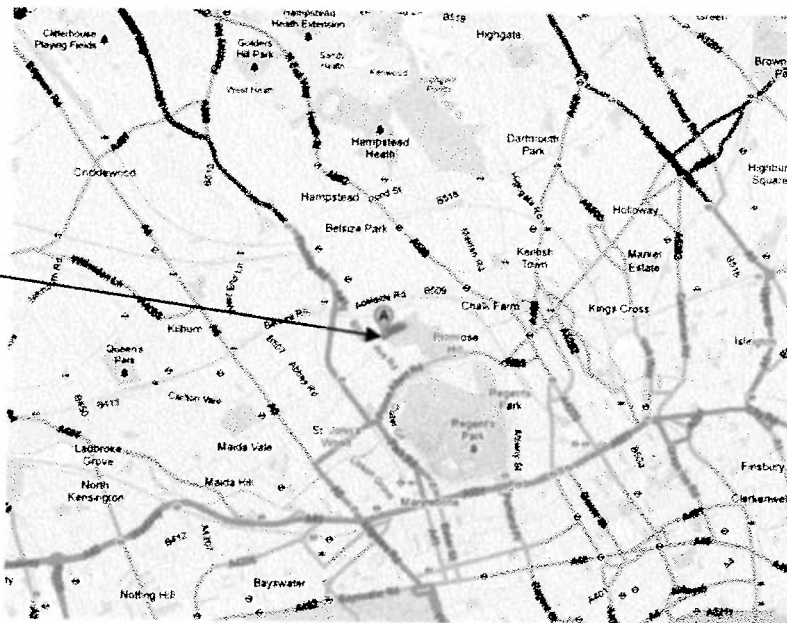
Principal Contractor R Durtnell & Sons Limited  
Head Office:  
Rectory Lane  
Brasted, nr Westerham  
Kent TN16 1JR.

Senior Contracts Manager: Andrew Curtis Tel 07557 436672

Health & Safety Manager: Steve Johnson Tel: 07788 230621

Site contacts details  
Project Manager: Ian Edwards Tel 020 3204 1024

Site location



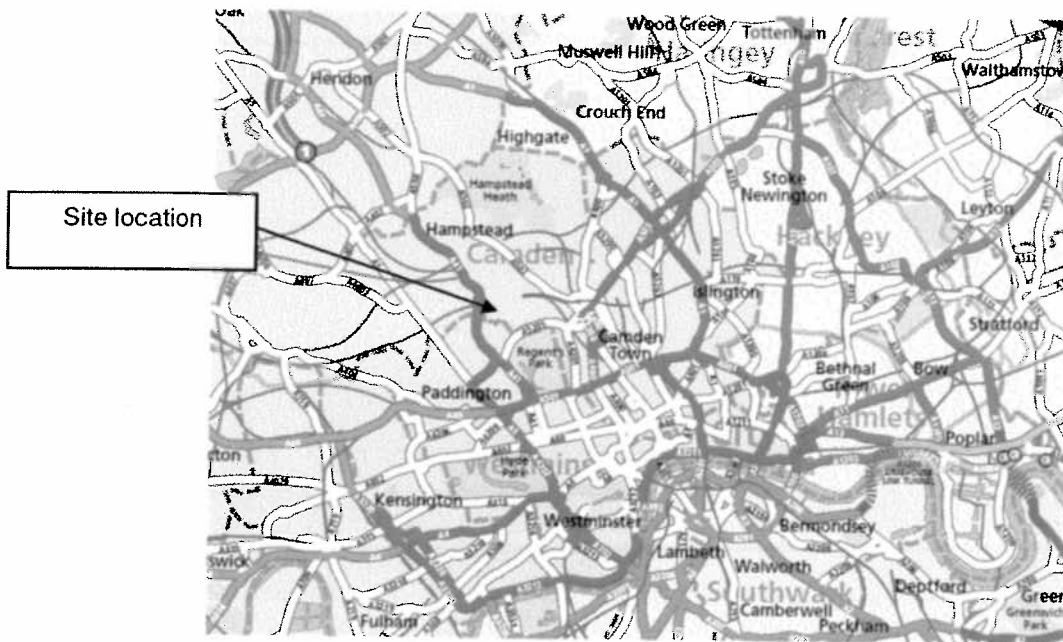
R Durnell & Sons Ltd

www.durnell.co.uk


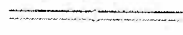

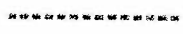
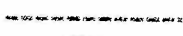


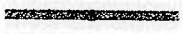


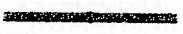
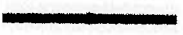
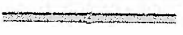


## Construction Management Plan



Transport for London Road Network (TLRN) access route to site



### LEGEND

-  Motorway with junction
-  A road
-  Railway/Tram line
-  Greater London boundary
-  London borough boundaries
-  Woodland and Parkland
-  Rivers and lakes
- Transport for London Road Network**
  -  TfL North & West area
  -  TfL North Central area
  -  TfL North & East area
  -  TfL South Central area
  -  TfL South & East area
  -  DBFO area
-  Traffic/tunnel control room
-  Police traffic control room

Courtesy of [www.tfl.gov.uk/assets/downloads/TFL\\_Base\\_Map\\_Master.pdf](http://www.tfl.gov.uk/assets/downloads/TFL_Base_Map_Master.pdf)



## Construction Management Plan

### Statement of intent

The agreed contents of the Construction Management Plan must be complied with unless otherwise agreed with the Council. The project manager shall work with the Council to review this Construction Management Plan if problems arise in relation to the construction of the Development. Any future revised plan must be approved by the Council and complied with thereafter."

It should be noted that any agreed Construction Management Plan does not prejudice further agreement that may be required for things such as road closures or hoarding licences

### Project

New build domestic dwelling 6 bedroom, swimming pool, including a garage to be built on newly constructed basement. London Plane trees to be properly protected as per Arboriculture Development report.

### Site

Vehicular and pedestrian access to the site will be via B525 and Radlett Place Welfare facilities and site offices will be located to the site.  
The perimeter of the site will be secured with 2.4 metre hoarding soundproofed to the required sound reduction levels.

Access gates will be provided at the entrance  
Access in accordance with Camden Council highways licence/ requirements.

No Suspension of parking bays will be required.

Site notice boards will be erected at the site entrance and will display the project particulars, contact details, access and egress procedures, site rules and all necessary health and safety information, including Considerate Contractors Notices/ contact details.

### Working Hours

8:00am to 6:00pm Monday to Friday,  
8:00am to 13.00pm Saturday. (5 day working week only planned).  
No works to be carried out on Sundays or any Bank Holidays.

No noisy operations outside the standard hours are envisaged, but should this be required this will not be undertaken with the consent of the Architect and or Local Authority.



**R Durtnell & Sons Ltd**

[www.durtnell.co.uk](http://www.durtnell.co.uk)

# **Construction Management Plan**





## Construction Management Plan

### **SECTION 2 Risk Assessment**

Key hazards associated with the above task/activity.

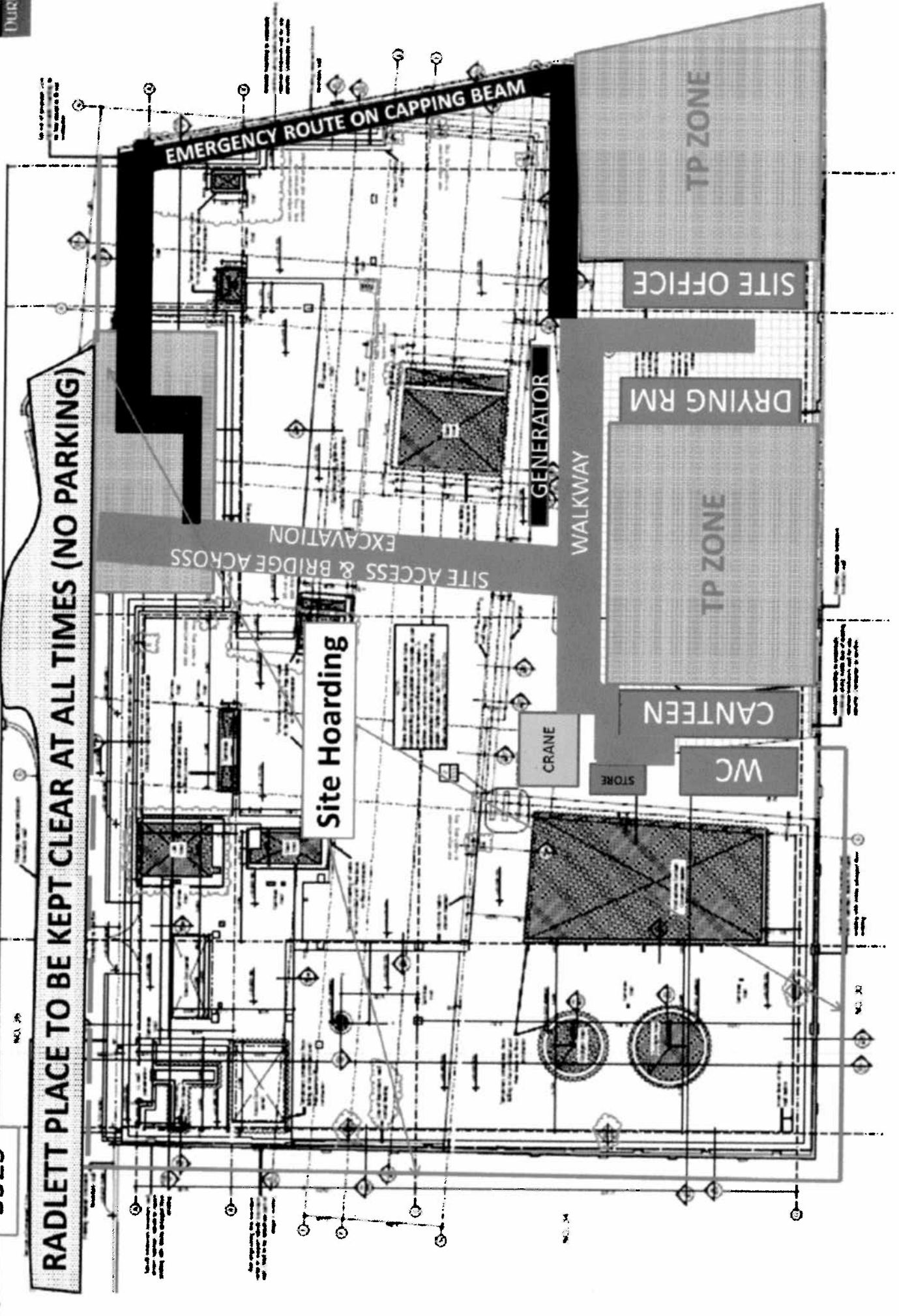
1. Delivery Vehicles accessing site.  
Refer to section 5 for control measures
2. Falls from places of work or access:-  
Refer to section 5 for control measures
3. Noise Vibration /Environmental hazards i.e. dust fumes etc:-  
Refer to section 8 for control measures
4. Explosion, fire or electrocution:\_  
Control measures will issue of Hot Works Permits fire watch and checks by R Durnell's Project Manager. Also refer to section 6 for control measures
5. Slips trips on the same level:-  
Control measures will be – make sure that access & egress walkways are free of loose debris
6. Contact with moving machinery on site:-  
Control measures will be use of a trained operators and banksman, designated routes.  
. Also Refer to section 4 & 5 for control measures
7. Unauthorised access site area:-  
Control measures will be ensure site entrance gate are closed, warning signage, erected on site hoarding that is protecting the works from ingress by unauthorised persons. Also Refer to section 5 for control measures

# Site Layout – 1 Radlett Place



B525

RADLETT PLACE TO BE KEPT CLEAR AT ALL TIMES (NO PARKING)





## Construction Management Plan

### **SECTION 3 Sequence of Works)**

Indicative Activity List for Main House Construction

- External envelope – Ground to first floor
- First floor construction
- External envelope – First floor to roof
- Roof construction
- Roof coverings
- Rainwater goods
- Windows
- Staircase
- Internal partitions
- Floor screeds
- Services 1st fix
- Carpentry/joinery 1st fix
- Wall/ceiling finishes
- Services 2nd fix
- Sanitaryware
- Carpentry/joinery 2nd fix
- Specialist installations
- Decorations
- Final fix (All trades)
- Floor finishes
- Test and commission
- External works

### **SECTION 4 Resources & Major Plant and Equipment**

Tower Crane

(all operated by competent trained operators)



## Construction Management Plan

### **SECTION 5 Access & Egress/ Working at heights/ Prevention of Falls.**

#### Access/ Egress

All access / egress to site will be via the designated vehicle entrance gates.  
All access routes to be demarked and kept free of debris.

Competent banksman present when vehicles are entering /leaving the site to safeguard the safety of pedestrians/ cyclist.

Demolition / basement excavation arising's will be removed by skips and conveyor as deemed necessary behind a covered hoarding.

At no time will access and egress routes be obstructed.

#### Estimated number of vehicles per day / week

Generally we would expect an average of 6-8 deliveries per day. These would be planned and evenly spaced so as not to cause congestion around local highways and on the site itself.

All Delivery Operators will must be a member of TfL's Fleet Operator Recognition Scheme ([www.tfl.gov.uk/fors](http://www.tfl.gov.uk/fors)) or similar at the Bronze level.

All delivery vehicles will be unloaded from within the site and access and egress monitored by our site management and supervised by a resident banksman. The highway and pavement around the site will be cleaned daily and if needed a mechanical road sweeper will be used

All deliveries will be restricted to the site working hours.

Residents will be notified regarding vehicle delivery's that may affect the surrounding areas with the proposed monthly newsletter.

#### Routes for large vehicles

Routes for large vehicles will be planned and agreed prior to coming to site, the roads around the site are wide with the A41 being in close proximity our proposed route from Radlett place is onto the B525 onto the onto the A41. We note there doesn't appear to be any other developments being carried out close to the site.

#### Size / Frequency of deliveries

Size / frequency of deliveries vehicles will be planned in accordance with the construction programme and progress of works. We estimate there will be approximately 4 to 6 delivery per day that will be spread across the day to avoid congestion.

#### Estimates for the number and type of parking suspensions that will be required

None required for the works.



## Construction Management Plan

### Arrangements for managing materials and plant crossing the pavement, as follows:

The site banksmen will ensure the path way is kept clean and vehicles properly controlled to mitigate any inconvenience to the flow of traffic and safety of pedestrians. Vehicles wheels will be cleaned before leaving site to prevent any mud being tracked onto the road.

### Materials:

All vehicles will be loaded/ unloaded from within the confines of the site. The majority of material deliveries will be either unloaded by the delivery vehicle hiab or telescopic handler.

### Details of any vehicle holding area

This will not to be required as the vehicles will be planned and evenly spaced throughout the day.

### Detail of work at height/ Prevention of Falls

Barriers will be positioned around all openings to prevent falls. Further control measure detailed with site specific trade risk assessment / method statement.

Fixed scaffolding with the utilised for safe work at height erected by a component scaffolding contractor. This will all be carried out within the boundary of the site.

## **SECTION 6 Description of emergency procedures.**

### Fire Procedure will be as follows:-

Fire Marshals to tackle fire if possible.

Call 999 If the fire alarm is sounder is heard all operatives will stop work, shut off items of plant and equipment and follow the designated routes to the R Durtnell muster point which is located in the far side of the site compound.

### First Aid Arrangements will be as follows:

A fully stocked first aid kit will be located on site with Ian Edwards as the qualified first aider. He will follow the accident and emergency arrangements as detailed in R Durtnells & Sons Ltd health and safety policy and procedural documentation.



## Construction Management Plan

### **SECTION 7. Arrangements for delivery, unloading stacking, storing and movement on site of plant/materials.**

Any plant will be delivered onto site by load loader and will be off-loaded by a trained operative supervised by a banksman.

All routes will be checked by operatives before plant and materials are moved to ensure routes are clear of hazards and banksmen will ensure pedestrians do not access the area.

#### Lifting Operations / Cranage

Lifting operations will be contained within the site boundary. A luffing jib tower crane will be utilised to ensure there is no over-sail of neighboring properties. (Subject a LOLOR AP lifting Plan)

#### Security

All site personnel and operatives will be inducted on arrival to site.

During site hours our project team will manage security within the confines of the site.

A manager will be appointed to carry out and control all security matters; he will be responsible for security on a day-to-day basis. He will make sure that the site is made secure and checked at the end of each day to ensure that the hoarding is intact, gates are locked and ladders are withdrawn.

### **SECTION 8 Environmental Controls / Noise**

#### Construction Working Group /Community liaison

Introductory letter will be delivered to all adjacent and local occupiers giving a brief description and program of the works together with contact names and details. All appropriate contacts details will also be displayed on the site signboard.

Regular news letters will be delivered within the surrounding area informing program updates and forthcoming construction activities including site contact details to enable and concerns/ anxieties.

#### Considerate Constructors Scheme (CCS)

The site to be registered under the scheme, Principal Contractor to demonstrate experience and previous good compliance levels.

#### Complaints Procedures

Complaints Procedures in accordance with CCS scheme. The scheme requirement is that a "Complaints Record Book" is maintained on site at all times for independent inspection. Complaints also reported to R Durnell Head office.

#### Community Liaison

A newsletter / will be sent to local residents and others informing about the project and any unavoidable disturbance. Clear information shall be given in advance in writing.



## Construction Management Plan

### Tree protection

Where trees have been designated for retention we will install an agreed tree protection scheme as contained in the Arboriculture report before works commence on site and an inspection regime established to monitor and maintain this protection throughout the duration of the works until such time as the trees are integrated into the new landscape. Existing trees designated to be removed will be taken down by specialist tree surgeons and the materials shredded for recycling where practical. If any pruning is required during the works to the trees this work will be agreed with the local authority before work commences.

### Noise and dust:-

The Best Practicable Means (BPM), as defined in Section 72 of the Control of Pollution Act 1974, shall be employed at all times to reduce noise (including vibration) to a minimum, with reference to the general principles contained in British Standard BS5228: 2009 'Noise and Vibration Control on Construction and Open Sites'.

Also see attached ISO 14001 Air Pollution Policy/ procedures



SEP 01 \_Air  
Pollution\_.pdf

(Double click to open)

### Rodent Control :-

Site management and his nominees will carried out regular inspection of the site for evidence of rodents. A toolbox talk will be given on the dangers of rodents and weill's disease (Leptospirosis). Also a professional Rodent Control Officer will be employed to place traps in accordance with current guidance.

Also see attached Rodent Control document & Toolbox Talk



Urban Rodent  
Control HSE misc515.



13 Weils Disease.pdf

(Double click to open)

### Monitoring

Noise Levels will be monitored on site via calibrated sound meter (BS EN 61672)

Control measures will be - noise will be controlled by using equipment with suppression equipment.as installed by the manufacturer. It is not expected that noise levels will be great on this site.

If dust is likely to be created a light spray of water will be applied to areas of removal using pressure sprayer to reduce dust, this will be repeated regularly





## Construction Management Plan

R Durnell's have carried out many similar successful projects with the minimum disruption to the local residents. The prime reason for our successful operations at such locations is the experience and expertise of our site managements teams, usually coupled with a close working relationship with both the client and on site co-ordination.

R Durnell's always seeks to establish and maintain good relations with people living and working near all our sites, as this will go some way to allaying people's concerns. A prerequisite of all successful projects is careful planning and programming of the works. Careful consideration will be given to all aspects especially movement of site/delivery vehicles with the aim to reduce or eliminate the need for reversing, also the control of noise and dust that is inevitable generated by construction work. You can't make an omelette without breaking an egg but you can be careful where, when and how you carry out your culinary operations.

These fundamental principles will be applied and these cover the following points:

1. Safety is to be considered systematically, stage by stage from the project outset.
2. All who can contribute to safety and health on the project are to be involved.
3. From the outset, and throughout the project, proper planning and co-ordination is to be included.
4. Provision of safety and health to be undertaken by adequately resourced competent persons.
5. Safety and health must be planned and managed.
6. Communication and the sharing of information between all those involved.
7. Formal record of safety information for future use.

The hours during which work may be carried out will be :-

8.00am until 6.00pm Monday to Friday

R Durnell have written procedures regarding noise dust and traffic control measures contained within our Health Safety and Environmental Policy and procedures manual, although these are primarily concerned with the compliance with statutory legal requirements we do however recognise that additional requirements are necessary for sensitive areas.

The selection of suitable construction methods coupled with modern equipment will substantially reduce noise and dust compared with antediluvian methods. I.e. local exhaust ventilation or wet cutting using electrical equipment compared with dry cutting using petrol driven equipment. Additional requirements may still be required such as partitioning or noise barriers.

Site Managers will also ensure that when meeting sub-contractors, prior to commencement of work on site, copies of their assessments for noisy plant or processes are included as part of their Method Statements

### Instructions To Operatives

DO

If possible, restrict noisy activities to certain times of the day

Adhere to working hours.

Plan deliveries. Arrange routes and times to minimise potential nuisance to the local community

If possible, keep noisy plant away from



## Construction Management Plan

Minimise drop heights into hoppers, lorries and other plant  
Use local screening where necessary. Noise can be reduced if a screen is placed between plant and nearby sensitive locations eg. houses.  
Use silenced generators where necessary  
Keep acoustic doors and hoods on plant closed – it does make a difference!  
Contact the Project Manager if you are in doubt about noisy activities.

DON'T undertake works before 8.00am or after 6.00pm  
DON'T leave doors and hoods open on plant  
DON'T leave plant running unnecessarily  
DON'T use poorly maintained plant  
DON'T ignore complaints from the local community inform the Project Manager immediately  
DON'T undertake activities that could cause damage to structures.

To set out the procedures for assessing and controlling the risks to the public and traffic from site activities which could result in mud or similar material being deposited on roads.

Ensure all drivers of vehicles and plant are aware that depositing mud or similar on a road is an offence.

The following bullet points outlay how the washing of vehicle's wheels before leaving site.

- The aim of wheel washing is to minimise the problem of site produced spoil being taken onto the public highway.
- The actual washing of the wheels of the vehicles exiting site will be undertaken by the designated banksman during their duration on site, and by R Durtnell & Sons operatives at the other times.
- The washing will be achieved by using an diesel driven high pressure jet washing unit. This can be either bowser or mains fed.
- Delivery drivers to be instructed upon arrival of the requirements for wheel washing by R Durtnell Site Manager and Subcontractor Foreman.

If mud is deposited on roads it should be removed as soon and as effectively as practicable, it is not acceptable to leave the mud to the end of the working day.

When clearing mud from roads or setting up procedures or equipment to prevent mud being deposited on roads, precautions should be taken to prevent pollution from muddy water.

Silty water runoff arising from wheel washes, water jets, road sweeping and the temporary storage of muddy arisings must not be allowed to enter drainage systems by road gullies or enter water courses as pollution may occur.

### **SECTION 9 PPE Noise assessments, vibration assessment (HAVS) COSHH assessments and permit to work procedures**

Noise Levels will be monitored on site via calibrated sound meter (BS EN 61672)

#### Vibration



## Construction Management Plan

Low vibration equipment and techniques to be used. We don't envisage any problems with vibration.

Personal protective equipment required (PPE) to be worn including orange high viz jackets/vests by banksmen.

### **SECTION 10 Competent person supervision training procedures**

Project Manager Ian Edwards will supervise the works and ensure the method statement is complied with. He will inform operatives of the detail of this document .

All operatives will report to the site manager who will explain the contents of this method statement. All site operatives will attend R Durtnell site induction before commencing work.

All operatives are qualified and hold CSCS trained cards.

Prepared by:	Andrew Curtis	Ian Edwards	Steve Johnson
Position held:	Contracts Manager	Project Manager	Safety
Manager			

Date prepared:	22 January 2013 rev 2
Date revised:	06 March 2013 rev 3

**ANNEX 2**

**Draft Planning Permission**

Savills The London Planning Practice  
Ltd  
Lansdowne House  
57 Berkeley Square  
London  
W1J 6ER

Tel 020 7974 4444  
Fax 020 7974 1930  
Textlink 020 7974 6866

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Application Ref: **2012/5781/P**

**DRAFT**

Dear Sir/Madam

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

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**1 Radlett Place**  
**London**  
**NW8 6BT**

**DECISION**

**Proposal:**

Erection of building containing two dwellings with a basement for use as a single-family dwellinghouse (Class C3).

Drawing Nos: 001\_PL01; 002\_PL01; 003\_PL01; 020\_PL03; 021\_PL04; 022\_PL06; 023\_PL05; 024\_PL04; 025\_PL02; 202\_PL09; 203\_PL09; 204\_PL01; 300\_PL02; 301\_PL02; 305\_PL02; 306\_PL02; 500\_PL01; 501\_PL01; 502\_PL01; 503\_PL01; 505\_PL01; 506\_PL01; 507\_PL01; 508\_PL01; 509\_PL01; 510\_PL01; 511\_PL01; 512\_PL01; Design and Access Statement; BRE-00018004-DS-001-00-0001 - CSH Certificate; Basement Impact Assessment (Ref: J1219-Doc-05, Revision X3); Flood Risk Assessment (Ref: J1219-Doc-08, Revision X2); Structural Engineering Report (Ref: J1219-Doc-09); M22-T1; M6-P1; PTL 454 - Radlett Place - External Lighting Solutions; PV1-P1; Planning Statement; Construction and Environmental Plan; Renewable Energy Statement and Sustainability Report for the M&E Services; Arboricultural Development Report; Environmental Noise Survey; Lifetime Homes Assessment (Revision A).

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

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

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

Condition(s) and Reason(s):

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

001\_PL01; 002\_PL01; 003\_PL01; 020\_PL03; 021\_PL04; 022\_PL06; 023\_PL05; 024\_PL04; 025\_PL02; 202\_PL09; 203\_PL09; 204\_PL01; 300\_PL02; 301\_PL02; 305\_PL02; 306\_PL02; 500\_PL01; 501\_PL01; 502\_PL01; 503\_PL01; 505\_PL01; 506\_PL01; 507\_PL01; 508\_PL01; 509\_PL01; 510\_PL01; 511\_PL01; 512\_PL01; Design and Access Statement; BRE-00018004-DS-001-00-0001 - CSH Certificate; Basement Impact Assessment (Ref: J1219-Doc-05, Revision X3); Flood Risk Assessment (Ref: J1219-Doc-08, Revision X2); Structural Engineering Report (Ref: J1219-Doc-09); M22-T1; M6-P1; PTL-154 - Radlett Place - External Lighting Solutions; PV Panel Fixing at the rear of the property; Environmental Plan; Renewable Energy Statement and Sustainability Report; the M&E Services; Arboricultural Impact Assessment for the proposed new tree; Lifetime Homes Assessment (Revision 1).

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

- 3 Samples of all facing materials shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of 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 Notwithstanding drawings (700)202\_PL09, (700)203\_PL09, and (700)204\_PL01 detailed drawings showing a revised design of the glazed link shall be submitted to and approved in writing by the local planning authority before this aspect of the development is begun.

The glazed link shall be carried out 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.

- 5 Full details in respect of the green roofs in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 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.

- 6 The measures detailed in the Arboricultural Development Report demonstrating how trees to be retained shall be protected during construction work shall be enacted prior to the commencement of the development. Trees shall be retained and remain in place until the construction is completed. All trees on the site or parts of trees growing immediately adjacent to the site, 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 In the event that additional significant contamination is found at any time when carrying out the approved development it shall be reported in writing immediately to the local planning authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), and where mitigation is necessary a scheme of remediation shall be designed and implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is occupied.

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.

- 8 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Notwithstanding the provision of Article 3 of the Town and Country Planning (General Permitted Development) Order 1988 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A, C-H) and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS14 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Prior to occupation of any relevant part of the development, the applicant will have constructed and implemented all the measures contained in the Renewable Energy Statement and Sustainability Report for the M&E Services and such measures shall be permanently retained and maintained thereafter. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation 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.

- 11 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.

- 12 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 in writing by the local planning authority.

Reason: To safeguard the 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.

- 13 Any emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power. Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17:00 hours Monday to Friday and not on public holidays.

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.

- 14 Prior to the occupation of the unit hereby approved details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.

The works shall be carried out by not later than the end of the planting season following completion of the development and shall be carried out in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy 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.

- 15 Within 1 month of the date of this planning permission a report detailing the presence of soil and groundwater contamination and landfill gas, 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.

# DRAFT

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 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 from 8.00am to 6.00pm on Monday to Friday and 08.00am to 06.00pm on Saturday and Sunday and on 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.
- 3 The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS4 (Areas of more limited change), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), 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), CS17 (Making Camden a safer place), CS18 (Dealing with our waste and encouraging recycling) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 (Making full use of Camden's capacity for housing), DP3 (Contributions to the supply of affordable housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair homes), DP16 (The transport

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.

- 12 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.

- 13 Any emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power. Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09:00 to 17:00 hours Monday to Friday and not on public or bank holidays.

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.

- 14 Prior to the occupation of the unit hereby approved details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.

The works shall be carried out by not later than the end of the planting season following completion of the development and shall be carried out in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy 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.

- 15 Within 1 month of the date of this planning permission a report detailing the presence of soil and groundwater contamination and landfill gas, 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.

# DRAFT

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 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 between 8.00am and 6.00pm Monday to Friday and 08.00am to 06.00pm on Saturday and on all other days 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.
- 3 The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS4 (Areas of more limited change), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), 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), CS17 (Making Camden a safer place), CS18 (Dealing with our waste and encouraging recycling) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 (Making full use of Camden's capacity for housing), DP3 (Contributions to the supply of affordable housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair homes), DP16 (The transport

implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking), DP19 (Managing the impact of parking), DP20 (Movement of goods and materials), 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). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

- 4 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 to developers. You will need to be paid if an affected planning application is granted and you will be liable.

The proposed charge includes with 200sqm 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 demand notice stating how much CIL you need to pay when and how to pay it. Failure to pay the CIL by the date of commencement of development will result in a fine of £500 or 5% of the CIL 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)

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.

Yours faithfully

Culture and Environment Directorate

**ANNEX 3**

**Plan of the Property**

**1 RADLETT PLACE, LONDON, NW8 6BT**



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

DATED

25 JUNE

2013

(1) RADLETT HOLDINGS LIMITED

and

(2) THE MAYOR AND BURGESSES OF  
THE LONDON BOROUGH OF CAMDEN

**A G R E E M E N T**  
relating to land known as

1 Radlett Place  
St Johns Wood London  
NW8 6BT

pursuant to Section 106 of the Town and Country Planning  
Act 1990 (as amended)

Andrew Maughan  
Borough Solicitor  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9LP

Tel: 020 7974 5647  
Fax: 020 7974 1920

CLS/PK/1685.1833 (FINAL)