

	<p><i>further on approaches to intersections and to provide a further pedestrian crossing point.</i></p> <p>(iii) <i>Re-paving the footway on Tottenham Court Road immediately in front of the site to boulevard standard.</i></p> <p>The Council's cycle parking standards are set out in Appendix 6 of the UDP. In general the requirements are for 1 secure and covered cycle space per residential unit. The threshold for retail floorspace is 500m<sup>2</sup> and so it is unlikely that a cycle space would be required for the ground floor.</p> <p>This site is located within the (CA-E) (Bloomsbury) Controlled Parking Zone. Given the limited nature of parking within the area and in order to be acceptable in transport terms all new residential units would need to be designated car-free, which would be secured by S106.</p> <p>At this early stage of pre-application no details have been supplied about servicing requirements for the development. It is recommended that this issue be discussed with transport and highways officers in advance of any application.</p>
<p><b>Natural Environment and sustainability</b></p>	<p>Starting from first principles the approach to development should follow the Mayor's energy hierarchy, with low energy consumption being the primary aim, followed by energy efficiency measures and finally supported by renewable energy production.</p> <p>The scale of the proposals (in excess of 1000m<sup>2</sup>) would trigger the requirement for a BREEAM assessment to be submitted at application stage showing how the various uses would meet the council's targets of BREEAM 'Very Good'. Within the assessment Camden draft Planning Guidance states that the application should meet a target of 60% of the credit points on 'water' and 40% on materials.</p> <p>Currently developments over 1,000 sqm must include provision renewable energy on site. The provision of 10% of energy requirements of any new development to be provided through renewable energy sources, as specified in the CPG, has been superseded by further amendments to the London Plan in February 2008. This has specified that new developments should aspire to meet a 20% target. The use of a local CHP would contribute to this figure. A post construction certification to be carried out by BREEAM would be secured by legal agreement. The emerging LDF policy DP22 sets out the Code for Sustainable Homes and Ecohomes and BREEAM targets for new build and conversions and is likely to apply in this instance.</p> <p>Policy N5 seeks to ensure that new development conserves and enhances wildlife habitats by greening the environment. The applicants should be encouraged to explore the practicalities of providing a green/brown roof on site, on the basis that a non-sedum roof is preferable as this provides for greater biodiversity.</p>

<b>Waste and Recycling</b>	Space would need to be provided for temporary storage of waste and recyclables. The council's standards on refuse and recycling storage for different use classes are provided on the Council's website.
Following our preliminary assessment of your proposal, if you submit a planning application which addresses outstanding issues detailed in this report satisfactorily, officers would only consider recommending the application for approval subject to completion of a Section 106 agreement covering the following head(s) of term. See notes at Appendix A	
Payment of the Council's legal and other professional costs in (a) preparing and completing the agreement and (b) monitoring and enforcing its compliance	
Green Travel Plan – individually covering residential and commercial uses	
Car Free housing	
Education contribution	
Open space contribution	
CrossRail contribution	The Mayor's SPG may identify the development as suitable for a CrossRail contribution. The applicant is advised to seek further information from the GLA.
Construction Management Plan	
Affordable Housing	No affordable housing would be sought as part of this application based on the information provided. However a S106 clause ensuring that future applications for development at adjoining properties in common ownership would be considered in terms of the cumulative floorspace.
BREEAM post construction assessment	
Highways works	This would depend on the final proposal

It would be helpful as part of your submission if you could set out what public or local consultation you have carried out, what comments have been received and how your proposal has been amended in response to such comments.

It would be in the applicants interest to consult with the following groups in advance of making an application:

- English Heritage
- Charlotte Street Conservation Area Advisory Committee
- Charlotte Street Association
- Ridgemount Gardens Residents Association
- Adjoining occupiers.
- London Underground: due to the proximity of the (i) the proximity of the Northern Line tunnels and the constraints that these might have on the redevelopment scheme; (ii) the proposed development is sited directly above the Deep Level Shelter that was constructed in the 1940's; (iii) The proposed development is within the area subject to the Department of Transport's Safeguarding Directive for the proposed underground line from Chelsea to Hackney, which could also impose constraints on the applicants proposals

The proposals as viewed have been low on detail – in terms of design, floorspace and uses. It is highly recommended that a follow up pre-app review of more detailed proposals be sought in advance of an application being made.

Any application made would be categorised as a Major Development and would be subject to decision within 13 weeks, which includes the signing of any required s106 legal agreement. The applicant is strongly advised to co-ordinate the date of submission with an appropriately timed sitting of the Development Control Committee in order to ensure suitable timing of assessment.

The dates for DCC meetings in the remainder of 2010 and into 2011 are as follows:

2010: 5<sup>th</sup> August, 2<sup>nd</sup> Sept, 23<sup>rd</sup> Sept, 14<sup>th</sup> Oct, 4<sup>th</sup> Nov, 24<sup>th</sup> Nov, 16<sup>th</sup> Dec.  
2011: 13<sup>th</sup> Jan, 3<sup>rd</sup> Feb, 24<sup>th</sup> Feb, 17<sup>th</sup> March.

To submit a valid planning application you will need to provide all the information and plans set out in the attachment to this letter. In addition, you should submit the following statements, showing how far your proposal meets Camden's policies and guidance:	
Supporting Planning Statement	Yes
Access statement	Yes
Crime Prevention Statement	
Infrastructure Impact Assessment	
Design Quality Statement	Yes
Transport Assessment including a Parking Management Plan	Yes
Ecological Statement on the Open Space	
Tree Survey/ Arboricultural statement	If trees are to be removed or are likely to be effected by the development.
Landscaping plans	Yes
Viability assessment (if less than 50% affordable housing is proposed)	No
Regeneration assessment	Not needed
Retail assessment	Not needed
Sustainability appraisal	Yes
Noise Impact assessment	Yes – PPG24 and plant acoustic report
Air Quality assessment	Not needed
Energy statement	Yes
Sunlight/daylight assessment	Yes
Photographs/photomontages	Yes
Biodiversity Statement	If building on any part of site that provides habitats

The tables below set out standard numbers of copies for submission. However you are advised to contact the case officer in advance to agree the form (paper/electronic) and number of submission copies to be provided. This will depend on the number of formal/statutory consultees and in many cases electronic copies will suffice in place of additional paper copies.

Your application **MUST** include the following:

- 1 Original and 4 copies of the completed planning application forms, signed and dated
- 1 Original and X copies of the completed signed and dated Ownership Certificate (A, B, C or D) & Article 7 Certificate (Agricultural Holdings)
- If applicable, details of any assistance or advice sought from a planning officer prior to submitting your application – please indicate dates of any correspondence or discussion and name of officer
- 1 Original and 4 copies of the location plan (ordnance Survey based), at a scale of 1:1250 or 1:2500 or larger) or at an appropriate scale to show at least two main roads and surrounding buildings and should show the direction of North.
- The application site should be edged clearly with a red line and a blue line must be drawn around any other land owned by the applicant
- 5 copies of any other drawings required (see application specific checklist)
- The correct fee

In addition for a detailed application the following additional plans are required:

- 5 copies of the block plan of the site to a scale of not less than 1:500
- 5 copies of the existing and proposed elevations to a scale of not less than 1:100
- 5 copies of existing and proposed sections and finished floor levels at a scale of not less than 1:100
- 5 copies of existing and proposed floor plans at a scale of not less than 1:100
- 5 copies a site survey plan to a scale of not less than 1:200 showing existing features of the site e.g. walls, trees, buildings and other structures
- 5 copies of a site survey plan at scale of not less than 1:200 showing proposed features e.g. landscaping.

If your proposal involves the change of use of a building or land and involves external alterations e.g. construction of a flue, insertion of new windows, additional plans will be required:

- 5 copies of the block plan of the site to a scale of not less than 1:500
- 5 copies of the existing and proposed elevations to a scale of not less than 1:100
- 5 copies of existing and proposed sections at a scale of not less than 1:100
- 5 copies of existing and proposed floor plans at a scale of not less than 1:100
- 5 copies a site survey plan to a scale of not less than 1:200 showing existing features of the site e.g. walls, trees, buildings and other structures
- 5 copies of a site survey plan at scale of not less than 1:200 showing proposed features e.g. landscaping

The following additional plans will be required:

- 5 copies of existing and proposed elevations where alterations are proposed to a scale not less than 1:50
- 5 copies of **demolition plans** and elevations showing clearly what is to be demolished and retained to a scale not less than 1:50
- 5 copies of Block Plans to a scale not less than 1:500 showing the boundaries of the site, the position of all existing buildings and the position of new extensions and buildings
- 5 copies of Building Plans to a scale not less than 1:50 including plans of each floor where works are proposed
- 5 copies of sections through the building

In addition to the information that **MUST** be submitted with your application, the following information may also be required:

- Structural Survey of the building
- In the event that demolition is to take place behind **retained facades** structural details showing how the facades would be retained and protected during works would be required.
- Supporting Planning Statement including reasoned justification for the proposed works which may include the submission of a structural survey or other analysis of the character or appearance of the conservation area
- Heritage Statement which analyses the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact
- Design Statement including the type colour, make and name of all materials to be used both internally and externally, including roofing and the surfacing of car parking areas etc
- X sets of Photographs – up to date photographs showing the whole building and its setting and/or the particular section of the building affected by the proposals

This document represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

If you have any queries in relation to the above matters do not hesitate to contact me.

Signature  
Name  
Designation

## Appendix A

### Section 106 agreements

Depending on the nature of the submitted scheme planning obligation requirements are supported by relevant policies of the adopted Unitary Development Plan and supplementary planning guidance. Council policy in respect of these areas is available on the Council's website at [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) which has links to the supplementary planning guidance adopted in 2002. This explains in more detail the circumstances of why a planning obligation may be required.

The legal agreement under S.106 would be enforceable by the Council, and bind you and any successors in title. Your intention to agree to the heads of terms will be a matter that the General Purposes (Development Control) sub Committee will take into account when considering your application. So that we can correctly inform the Committee of your intentions, you will need to confirm agreement to the heads of terms, and the Agreement itself will need to be prepared at risk prior to your application being presented to the Committee. We will also seek the Committee's agreement to require completion of the legal agreement within a very limited time period, or failing this for the application to be reviewed and possibly treated as withdrawn.

Any Section 106 Agreement must follow the Council's standard form of model agreement, an example of which is contained in the Council's Supplementary Planning Guidance. A template agreement with standard clauses is also obtainable at [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) where application forms can also be downloaded. The Council will not accept departures from these. For further guidance a "Planning Obligations Information Pack" is also available on request.

The Council's Development Control Sub-Committee will not normally consider an application recommended to be subject to a Section 106(s278) Agreement unless the terms of the Agreement have already been confirmed and agreed in writing. The usual approach is therefore not to report an application to the Sub Committee until the Section 106(s278) Agreement has been agreed in draft and is in a form ready to be executed (subject to any further modification following committee resolution).

We strongly advise that you provide the Council's Legal Services with the following information as soon as possible (before you submit your application).

- (i) Full postcode of the site (in order that relevant title information can be obtained),
- (ii) Details of your legal representative
- (iii) A completed undertaking (see attached) that you will meet the Council's reasonable costs incurred in connection with the agreement, together with a one off payment for monitoring costs (equivalent to £300 per Head of term of the Agreement.) These costs will be payable whether or not the Agreement proceeds to completion.



Once this information has been provided, Camden's Legal Services representative will send your legal representative an initial draft Agreement.

Please also note that your application is likely to be identified as a 'major application' in accordance with the Office of the Deputy Prime Minister's definitions. The Local Planning Authority is required to determine the majority of major applications within a 13 week period from the date of receipt. In order to meet these targets and provide a focussed service Camden Planning Service will be working to tight timescales. We would draw your attention in particular to the very limited scope for amendment once you have submitted the application, and to the need to progress any legal agreement in advance of or concurrently with consideration of a planning application.

Appendix 2

# PTAI Study Report File Summary

## PTAI Run Parameters

PTAI Run 20110604144000  
Description 20110604144000  
Run by user PTAL web application  
Date and time 06/04/2011 14:40

## Walk File Parameters

Walk File	PLSQLTest
Day of Week	M-F
Time Period	AM Peak
Walk Speed	4.8 kph
BUS Walk Access Time (mins)	8
BUS Reliability Factor	2.0
LU LRT Walk Access Time (mins)	12
LU LRT Reliability Factor	0.75
NATIONAL_RAIL Walk Access Time (mins)	12
NATIONAL_RAIL Reliability Factor	0.75

Coordinates: 529570, 181765

Mode	Stop	Route	Distance (metres)	Frequency (vph)	Weight	Walk time (mins)	SWT (mins)	TAT (mins)	EDF	AI
BUS	HYG & TROP MEDICINE SCHL	10	278.02	10.0	0.5	3.48	5.0	8.48	3.54	1.77
BUS	HYG & TROP MEDICINE SCHL	390	278.02	8.0	0.5	3.48	5.75	9.23	3.25	1.63
BUS	HYG & TROP MEDICINE SCHL	73	278.02	17.0	0.5	3.48	3.76	7.24	4.14	2.07
BUS	CHENIES STREET	55	168.96	9.0	0.5	2.11	5.33	7.45	4.03	2.01
BUS	CHENIES STREET	8	168.96	10.0	0.5	2.11	5.0	7.11	4.22	2.11
BUS	CHENIES STREET	98	168.96	10.0	0.5	2.11	5.0	7.11	4.22	2.11
BUS	GOODGE STREET STATION	134	87.76	12.0	0.5	1.1	4.5	5.6	5.36	2.68
BUS	GOODGE STREET STATION	14	87.76	13.0	1.0	1.1	4.31	5.4	5.55	5.55
BUS	GOODGE STREET STATION	24	87.76	12.0	0.5	1.1	4.5	5.6	5.36	2.68

BUS	TOTTENHAM CT RD PERCY ST	25	144.75	11.67	0.5	1.81	4.57	6.38	4.7	2.35
BUS	GOODGE STREET STATION	29	87.76	11.0	0.5	1.1	4.73	5.82	5.15	2.58
BUS	WARREN STREET STATION	88	626.18	8.0	0.5	7.83	5.75	13.58	2.21	1.1
BUS	WARREN STREET STATION	27	626.18	8.0	0.5	7.83	5.75	13.58	2.21	1.1
BUS	GRAFTON WAY	30	535.28	7.5	0.5	6.69	6.0	12.69	2.36	1.18
BUS	WARREN STREET STATION	205	626.18	8.0	0.5	7.83	5.75	13.58	2.21	1.1
BUS	CHENIES STREET	7	168.96	9.0	0.5	2.11	5.33	7.45	4.03	2.01
BUS	NEW OXFORD ST CENTRE PNT	242	527.76	10.0	0.5	6.6	5.0	11.6	2.59	1.29
BUS	TOTTENHAM COURT RD STAND	1	615.55	8.0	0.5	7.69	5.75	13.44	2.23	1.12

		NEW										
BUS	OXFORD ST CENTRE PNT	19	527.76	10.0	0.5	6.6	5.0	11.6	2.59	1.29		
		NEW										
BUS	OXFORD ST CENTRE PNT	38	527.76	12.0	0.5	6.6	4.5	11.1	2.7	1.35		
		NEW										
BUS	OXFORD ST CENTRE PNT	176	527.76	7.5	0.5	6.6	6.0	12.6	2.38	1.19		
LU LRT	Euston Square	Metropolitan Line Croxley to Aldgate	789.95	0.3	0.5	9.87	100.75	110.62	0.27	0.14		
LU LRT	Euston Square	Metropolitan Line Aldgate to Wembley Park	789.95	1.0	0.5	9.87	30.75	40.62	0.74	0.37		
LU LRT	Euston Square	Circle Line Hammersmith (H&C Line) to Edgware Road (Circle Line)	789.95	6.0	0.5	9.87	5.75	15.62	1.92	0.96		
LU LRT	Euston Square	Metropolitan Line Uxbridge to Aldgate	789.95	6.3	0.5	9.87	5.51	15.39	1.95	0.97		
LU LRT	Euston Square	Metropolitan Line Aldgate to Watford	789.95	4.0	0.5	9.87	8.25	18.12	1.66	0.83		
LU LRT	Euston Square	Hammersmith and City Barking to Hammersmith (H&C Line)	789.95	6.0	0.5	9.87	5.75	15.62	1.92	0.96		

LU LRT	Euston Square	Metropolitan Line Amersham to Aldgate	789.95	3.0	0.5	9.87	10.75	20.62	1.45	0.73
LU LRT	Euston Square	Metropolitan Line Watford to Aldgate	789.95	2.3	0.5	9.87	13.79	23.67	1.27	0.63
LU LRT	Euston Square	Metropolitan Line Chesham to Aldgate	789.95	0.7	0.5	9.87	43.61	53.48	0.56	0.28
LU LRT	Euston Square	Metropolitan Line Aldgate to Harrow-on-the-Hill	789.95	2.3	0.5	9.87	13.79	23.67	1.27	0.63
LU LRT	Goodge Street	Northern Line High Barnet to Kennington	78.99	5.4	0.5	0.99	6.31	7.29	4.11	2.06
LU LRT	Goodge Street	Northern Line Edgware to Morden	78.99	8.3	1.0	0.99	4.36	5.35	5.61	5.61
LU LRT	Goodge Street	Northern Line Kennington to Edgware	78.99	5.0	0.5	0.99	6.75	7.74	3.88	1.94
LU LRT	Goodge Street	Northern Line Morden to Mill Hill East	78.99	1.0	0.5	0.99	30.75	31.74	0.95	0.47
LU LRT	Goodge Street	Northern Line Mill Hill East to Kennington	78.99	4.3	0.5	0.99	7.73	8.71	3.44	1.72
LU LRT	Goodge Street	Northern Line Morden to High Barnet	78.99	3.7	0.5	0.99	8.86	9.85	3.05	1.52

LU	Tottenham	Central Line										
LRT	Court Road	Newbury Park to White City	480.88	0.3	0.5	6.01	100.75	106.76	0.28	0.14		
LU	Tottenham	Central Line White										
LRT	Court Road	City to Loughton	480.88	1.0	0.5	6.01	30.75	36.76	0.82	0.41		
LU	Tottenham	Central Line White										
LRT	Court Road	City to Epping	480.88	0.7	0.5	6.01	43.61	49.62	0.6	0.3		
LU	Tottenham	Central Line										
LRT	Court Road	Hainault to Ealing Broadway	480.88	5.7	0.5	6.01	6.01	12.02	2.49	1.25		
LU	Tottenham	Central Line										
LRT	Court Road	Hainault to White City	480.88	1.0	0.5	6.01	30.75	36.76	0.82	0.41		
LU	Tottenham	Central Line										
LRT	Court Road	Hainault to West Ruislip	480.88	3.3	0.5	6.01	9.84	15.85	1.89	0.95		
LU	Tottenham	Central Line										
LRT	Court Road	Ruislip Gardens to Newbury Park	480.88	1.7	0.5	6.01	18.4	24.41	1.23	0.61		
LU	Tottenham	Central Line										
LRT	Court Road	Grange Hill to Northolt	480.88	0.3	0.5	6.01	100.75	106.76	0.28	0.14		
LU		Bakerloo Line										
LRT	Oxford Circus	Stonebridge Park to Elephant & Castle	952.13	5.0	0.5	11.9	6.75	18.65	1.61	0.8		



LU LRT	Tottenham Court Road	Central Line West Ruislip to Newbury Park	480.88	0.7	0.5	6.01	43.61	49.62	0.6	0.3
LU LRT	Tottenham Court Road	Central Line Debden to West Ruislip	480.88	1.0	0.5	6.01	30.75	36.76	0.82	0.41
LU LRT	Oxford Circus	Bakerloo Line Queen's Park to Elephant & Castle	952.13	11.0	0.5	11.9	3.48	15.38	1.95	0.98
LU LRT	Tottenham Court Road	Central Line Grange Hill to West Ruislip	480.88	1.0	0.5	6.01	30.75	36.76	0.82	0.41
LU LRT	Tottenham Court Road	Central Line Loughton to West Ruislip	480.88	0.7	0.5	6.01	43.61	49.62	0.6	0.3
LU LRT	Warren Street	Victoria Line Brixton to Walthamstow Central	616.11	15.7	0.5	7.7	2.66	10.36	2.9	1.45
LU LRT	Tottenham Court Road	Central Line Debden to Ealing Broadway	480.88	0.7	0.5	6.01	43.61	49.62	0.6	0.3
LU LRT	Tottenham Court Road	Central Line Ruislip Gardens to Hainault	480.88	1.0	0.5	6.01	30.75	36.76	0.82	0.41

LU LRT	Oxford Circus	Bakerloo Line Waterloo to Harrow & Wealdstone	952.13	0.3	0.5	11.9	100.75	112.65	0.27	0.13
LU LRT	Tottenham Court Road	Central Line Ealing Broadway to Newbury Park	480.88	0.7	0.5	6.01	43.61	49.62	0.6	0.3
LU LRT	Tottenham Court Road	Central Line Hainault to Northolt	480.88	1.3	0.5	6.01	23.83	29.84	1.01	0.5
LU LRT	Tottenham Court Road	Central Line Grange Hill to White City	480.88	0.7	0.5	6.01	43.61	49.62	0.6	0.3
LU LRT	Tottenham Court Road	Central Line Epping to North Acton	480.88	1.0	0.5	6.01	30.75	36.76	0.82	0.41
LU LRT	Tottenham Court Road	Central Line North Acton to Newbury Park	480.88	0.3	0.5	6.01	100.75	106.76	0.28	0.14
LU LRT	Tottenham Court Road	Central Line Grange Hill to North Acton	480.88	0.3	0.5	6.01	100.75	106.76	0.28	0.14
LU LRT	Tottenham Court Road	Central Line Epping to West Ruislip	480.88	2.3	0.5	6.01	13.79	19.8	1.51	0.76
LU LRT	Tottenham Court Road	Central Line Ealing Broadway to Epping	480.88	4.0	0.5	6.01	8.25	14.26	2.1	1.05



LU LRT	Oxford Circus	Bakerloo Line Elephant & Castle to Harrow & Wealdstone	952.13	5.7	0.5	11.9	6.01	17.91	1.67	0.84
LU LRT	Tottenham Court Road	Central Line Debden to Northolt	480.88	0.7	0.5	6.01	43.61	49.62	0.6	0.3
LU LRT	Oxford Circus	Bakerloo Line Waterloo to Queen's Park	952.13	1.0	0.5	11.9	30.75	42.65	0.7	0.35
LU LRT	Tottenham Court Road	Central Line North Acton to Loughton	480.88	0.7	0.5	6.01	43.61	49.62	0.6	0.3
NR SAP Points Not Found										

Total AI for this POI is 78.67.

PTAL Rating is 6b.