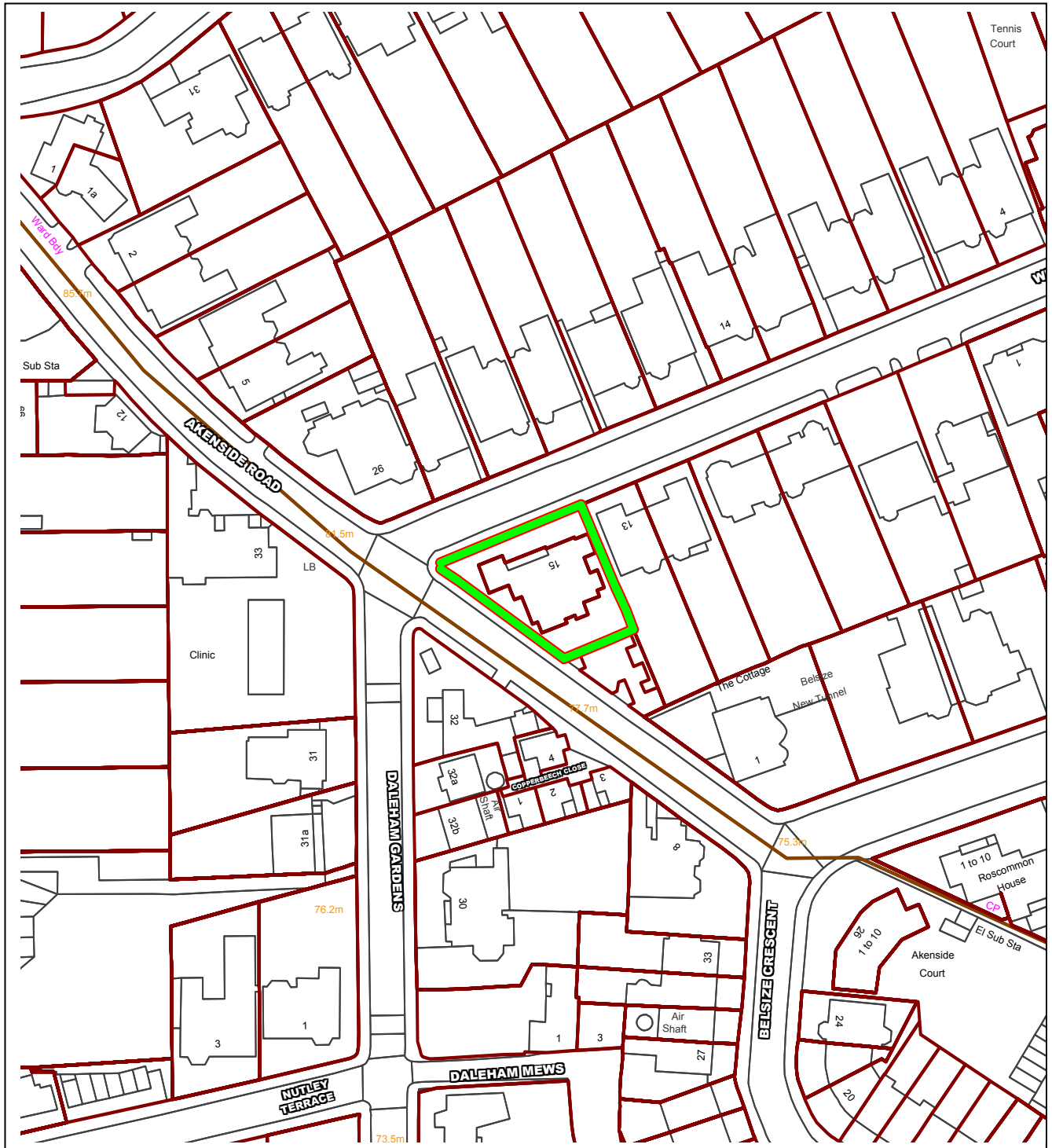


15 Wedderburn Road



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Delegated Report		Analysis sheet	Expiry Date:	14/01/2014
		N/A / attached	Consultation Expiry Date:	19/12/2013
Officer			Application Number(s)	
Fergus Freeney			2013/7182/P	
Application Address			Drawing Numbers	
Flat 1, 15 Wedderburn Road London NW3 5QS			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Excavation of a new basement under footprint of existing building and part of front and rear gardens. Infill of existing front lightwell to accommodate two car parking spaces. Erection of single storey rear extension with terrace above at lower ground floor following demolition of garage, front lightwell, side conservatory and rear extension. Replacement front gate and new vehicular access gate and ramp, alterations to fenestration and associated external alterations (all works in connection with existing lower and upper ground flat (Class C3)).				
Recommendation(s):	Grant Planning Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	8	No. of responses	13	No. of objections	13
			No. electronic	00		
Summary of consultation responses:	<p>Site notice: 10/01/2014 – 06/02/2014 Press notice: 16/01/2014 – 06/02/2014.</p> <p>Objections from numerous neighbours, including residents of flats within 15 Wedderburn Road, summarised as follows:</p> <ul style="list-style-type: none">- The construction time being proposed would entail disruption for the entire street over an extended period of time. <u>Officer comment:</u> <i>the construction methods and vehicular movement have been discussed in the submitted Construction Management Plan, this has been reviewed by the Councils Transport Team who have not raised any concerns</i>- The proposal does not provide clarity about personal access or continuity of basic amenities. <u>Officer comment:</u> <i>The scheme has been revised to remove any impact on the access to flat 3, access to flat 2 will be via a temporary staircase with full 24hr access during construction. See paras 40- 41 of the report below for further details. The CMP states that existing drainage and utility services supply the site from Wedderburn Road. Detection and plotting the routes of these services will be carried out before any work can start on site. There is no need to install new or modify the existing utility services to the site that involve work the public highway.</i>- Excessive bulk and scale of the proposed basement development. <u>Officer comments:</u> <i>See section paras 5-12 for further information.</i>- Inadequacies in the submitted Basement Impact Assessment with regards to groundwater and ground movement. <u>Officer comment:</u> <i>See paras 13-28 for further information.</i>- The proposed gates are inconsistent with the streetscape. <u>Officer comment:</u> <i>See paras 5-12 for further information.</i>- The loss of informal on-site parking during construction will impact upon the CPZ. <u>Officer comment:</u> <i>The property is not subject to any car-free agreements and as such the residents can apply for parking permits to park within the CPZ during construction.</i>- The loss of trees will negatively impact on the streetscene. <u>Officer Comment:</u> <i>The Councils tree officer has not raised any concerns, the existing trees are poor quality and the replanting of new trees will be secured by way of condition.</i>					

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|--|--|
| | <ul style="list-style-type: none">- There will be an unacceptable impact on residents during construction, with particular regard to vehicular movement/waste removal, access to parking for construction vehicles. <u>Officer comment:</u> <i>the construction methods and vehicular movement have been discussed in the submitted Construction Management Plan, this has been reviewed by the Councils Transport Team who have not raised any concerns</i>- Ownership issues with particular regard to forecourts and access. <u>Officer comment:</u> <i>Ownership issues are not a planning consideration and are civil matter.</i>- Inadequacies in the proposed construction technique with particular regard to the type of piling rig proposed. <u>Officer comment:</u> <i>The type of piling rig proposed for the construction of the basement is not a planning consideration. All the submitted basement documentation has been independently assessed and it is considered possible to erect the scheme. See paras 14-31 for further details.</i> |
|--|--|

CAAC/Local groups*
comments:
*Please Specify

Fitzjohn's Netherhall CAAC – object

- Excessively deep double basement. Officer comment: See paras 5-12 below for further information.
- Loss of garden for ramp to underground basement, parking is already provided in existing double garage. Officer comment: It is considered that the existing double garage has a negative impact on the conservation area, its removal will have a positive impact. The proposed ramp would not be visible from Akenside Road given the existing high boundary wall.
- Basement construction relies on air-conditioning and other plant. Officer comment: The plant would be located internally and not visible.

The Heath and Hampstead Society – object

- Overdevelopment of the site, the entire site over 2 levels underground and 3 above ground would be developed. Officer comment: See paras 5-12 for further information.
- The BIA is lacking in assessment of the likely damage to adjoining and adjacent buildings and structures. Officer comment: A BIA, Ground Movement Analysis and Construction Method Statement have been submitted and independently assessed. See paras 14-31 for further information.
- There would be an unacceptable impact on neighbours during construction. Officer comment: Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. Any building works that can be heard at the boundary of the site can only be carried out 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. The construction methods and vehicular movement have been discussed in the submitted Construction Management Plan, this has been reviewed by the Councils Transport Team who have not raised any concerns
-
- The conservation area would be negatively affected by the installation of a car-parking ramp. Officer comments: The ramp would not be visible from the wider conservation areas as it is hidden behind a high boundary wall.
- The felling of trees along the Akenside Road frontage would be destructive of street character. Replanting would take 10-20 years to come into effect. Officer comment: The Councils tree officer has not raised any concerns, the existing trees are poor quality and the replanting of new trees will be secured by way of condition.

- The proposed gates would create a fortress like appearance on the streetscene. Officer comment: Please see paras 5-12 for further details.

Mr Knight & Councillor Marcus

- There has been no prediction of the damage to neighbouring properties as covered by the Burland Scale. Officer comments: A Ground Movement Analysis has been submitted which indicates negligible or very slight predicted damage on the Burland Scale which is considered to be acceptable. See paras 14-31 for further information.
- No provision for dewatering during the basement dig have been made. Officer comment: See paras 14-31 for further information
- The site is above an aquifer . Officer comment: See paras 14-31 for further information
- The application will remove trees, including TPOs. Officer comment: See paras 32-34 for further information
- The CMP fails to deal with the matter of access and egress from the site adequately. Officer comment: See paras 40-41 for further information
- The issue of ground heave has not been addressed. Officer comment: See paras 14-31 for further information

Site Description

The site is located on the south side of Wedderburn Road, next to the junction with Akenside Road and Daleham Gardens . It comprises large detached house which is subdivided into 3 flats, it is not listed, but is within the Fitzjohn's Netherhall Conservation Area and is noted as being a positive contributor.

The site is adjacent to a Grade II Listed Building at 13 Daleham Gardens

Relevant History

No recent relevant history.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

- CS1**(Distribution and growth)
- CS4** (Areas of more limited change)
- CS5** (Managing the impact of growth and development)
- CS11** (Promoting sustainable and sufficient travel)
- CS13** (Tackling climate change through promoting higher environmental standards)
- CS14**(Promoting high quality places and conserving our heritage)
- CS19** (Delivering and monitoring the Core Strategy)

Development Policies:

- DP20** (Movement of goods and materials)
- DP21**(Development connecting to the highway network)
- DP22** (Promoting sustainable design and construction)
- DP23** (Water)
- DP24**(Promoting high quality places and conserving our heritage)
- DP25**(Conserving Camden's heritage)
- DP26**(Managing the impact of development on occupiers and neighbours)
- DP27** (Basements and lightwells)

Camden Planning Guidance 2011:

CPG 1- Design: Chapters 1, 2, 3, 4 & 5

CPG 4- Basements and lightwells

CPG 6- Amenity: Chapters 1, 4, 6, 7 & 9

Fitzjohn's Netherhall Conservation Area Statement 2001

London Plan 2011

National Planning Policy Framework 2012

Assessment

1. Proposal:

2. Permission is sought for the following at the existing upper ground and lower ground floor flat:
 - Erection of additional basement accommodation across two levels.
 - Relocation of existing swimming pool currently located at lower ground floor level to proposed lower basement level.
 - Demolition of existing garage and replacement with brick side extension
 - Erection of ramp down to new underground parking area.
 - Erection of single storey rear extension with terrace above to replace existing extension and terrace.
 - Demolition of existing side extensions and alterations to fenestration
3. The planning issues will be as follows:
 - Design
 - Amenity
 - Basement
 - Trees
 - Transport
 - Access

4. Assessment:

Design

5. It is proposed to demolish the existing garage, an existing upvc framed conservatory – both to the side of the building – and an existing single storey rear extension and terrace to the rear. These structures are contemporary additions to the building which are not considered to contribute to its character or to the appearance of the wider conservation area. Their demolition is considered to be acceptable in this instance.
6. The proposed side extension to replace the garage would be single storey and erected from bricks to match those used in the existing property. It would be a much smaller structure than the existing garage and is considered to have less of an impact on the appearance of the host building and wider streetscene.
7. The existing rear extension measures approx. 3.7m deep x 10.7 wide x 3m high. The proposed rear extension would measure approx. 3.8m deep x 10.5m wide x 3.2 high. The proposal would be constructed from bricks and timber framed windows to match the existing building. Given the modest increase in size and appropriate materials the proposed rear extension is considered to be acceptable.
8. To the side fronting Akenside Road the existing UPVC conservatory extension would be replaced with a timber panelled garage door at low level and new windows above. The proposal is considered to be acceptable and would not be overly visible from the street given the high boundary wall and vegetation.
9. The proposal would see a metal gate installed at the vehicular access point, it would be constructed from metal and will not be a solid construction. It is not considered that it would have a detrimental impact on the streetscene as it would be a permeable design.

10. At present there is an existing lower ground/basement extension below part of the building footprint extending from a lightwell at the north east to a swimming pool in the south west. The proposal would see the north western part beneath the building footprint excavated, and an additional basement floor excavated beneath, the existing pool would be converted to habitable space and a new pool constructed at the lower basement level.
11. Although large, in design terms the basement is considered to be acceptable as it would be contained beneath most of the building footprint with very little visible at ground level – with only the proposed access to the underground parking and rear rooflights being the above ground manifestations.
12. Given the large size of the overall building and limited visual impact on the basement it is not considered to harm the character, setting or appearance of the host building or wider conservation area in design terms.

Amenity

13. As the external alterations mainly relate to demolition of existing structures and replacement with smaller, or similar sized structures there would be limited potential for impact on the amenity of neighbours with regard to overlooking or loss of sunlight/daylight.

Basement

14. The proposed basement will be located beneath the entire footprint of the application site. In this respect the applicant has provided information in respect of the implications of the basement, which includes a Basement Impact Assessment (BIA), a Ground Movement Analysis and a Construction Method Statement.
15. The existing basement/lower ground floor level extends from under the north east part of the building to cover the full width of the southern part of the building. It measures approx. 13.8m deep x 18m wider under the building foot print (however, the north west area beneath the building has not been excavated), with a projecting section measuring approx. 3.6m deep x 10.7m wide. The existing area of lower ground/basement measures approx. 187sqm with a maximum depth at the exiting pool of 4.6m (when measured from ground level at Wedderburn Road).
16. The proposed basement level would extend across the entire building footprint, measuring approx. 18m wide x 13.8m deep (to include excavation beneath the north western part of the building) with a projecting section measuring approx. 3.6m deep x 11.1m wide, with a lower basement level measuring approx. 15.8m wide x 19.9m deep.
17. The full area of the proposed basement would be 550sqm (an increase of 363sqm). across 2 levels. The proposed basement will extend to a depth of roughly 6.2 m, with a deepened section for a swimming pool in the southern section, extending to a depth of 8.5 m which is approx. 3.9m deeper than the lowest point of the existing basement.
18. As the site has been identified as being in an area of underground constraints - In accordance with the requirements as set out on CPG4 (Basements) and DP27 (Basements and Lightwells), the information provided has been independently assessed.

Ground water

19. The BIA confirms that the site lies directly over an aquifer, and would extend beneath the groundwater table. Surface flow and flooding were not identified as being issues. The proposed 8.5 m deep basement excavation for the swimming pool is likely to extend through the Claygate Member and into the London Clay. The Claygate Member is not capable of storing and

transmitting water in usable amounts and receives very low levels of annual recharge due to its lowly permeable nature. The Claygate Member strata does not support flow to any ponds or watercourses within 100 m of the site. The proposed basement will not increase the existing area of hard-standing.

20. On the basis of the results of the ground investigation, it is not considered that the proposed basement would result in a significant change to the groundwater flow regime in the vicinity of the proposal or on the amount of annual recharge into the Claygate Member.

Ground Stability

21. In terms of slope stability it is acknowledged that London clay has a high shrinkage potential that may result in some seasonal movement. Shrinkable clay is present within a depth that can be affected by tree roots. However, there is no evidence of structural movement within the existing building. The basement depth will extend well below the potential depth of root action.
22. Removal of trees may result in long term swelling of clay. However the foundations of the basement will not extend beyond the zone of tree root activity as they would be mostly contained beneath the existing building footprint. Where there are external alterations, such as the access ramp the trees have been assessed as being of a poor quality and will be replaced.
23. The submitted BIA states that the stability of neighbouring properties and structures will be ensured at all times, through a suitable retention system. There is nothing unusual or exceptional in the proposed development or the findings of the investigation that give rise to any concerns with regard to stability over and above any development of this nature.
24. The Construction Method Statement states that “a secant type wall is likely to be required to retain the perimeter materials and inhibit inflows of ground water into the basement” and the subsequent Ground Movement Analysis states that “the piled retaining walls will be of secant construction” and that “the proposed works will be undertaken through top-down construction”.
25. The conclusions and proposed mitigation measures (secant piling and top-down construction) appear to be robust. The Ground Movement Analysis states that “The two phases of work, piling and subsequent excavation will in practice be separated by a number of weeks during which time construction of capping beams and pile curing will take place. This will provide an opportunity for the ground movements during and immediately after piling to be measured and the data acquired can be fed back into the design and compared with the predicted values. Such a comparison will allow the ground model to be reviewed and the predicted wall movements to be reassessed prior to the main excavation taking place so that propping arrangements can be adjusted if required.”
26. It is considered that the proposed construction and mitigation methods are robust enough to avoid potential stability issues or ground movement at neighbouring properties. The results of the combined movements resulting from both pile installation and basement excavation the building damage reports for sensitive structures predict damage to the adjacent properties would be either be negligible to very slight categories of the Burland scale.

Independent assessment

27. An independent assessment of the submitted BIA, Ground Movement Analysis and Construction Method Statement was carried out by LBH Wembley. The documents provided were found to be sound in their methodology and accurate in their conclusions.
28. It was considered by the independent assessor that *“the investigation has not detected the presence of any substantial water-bearing sand or silt deposits within the Claygate at this site but has noted significant inflows of groundwater (BH3) from 3m to 10m depth. While it therefore does*

seem reasonable to suggest that there should be further consideration given as to whether the potential impact of the new development will necessitate specific mitigation in relation to any of these issues, they do not give sufficient cause for concern to refuse planning as explained below,

29. *The new secant wall will undoubtedly form an impermeable barrier to any groundwater flow and this could potentially cause the groundwater level within the zone encompassed by the new flow route to increase or decrease locally. However, it is considered likely that in the case of any near-surface flows there will be sufficient near surface permeable pathways maintained around the new basement to preserve the present regime. In the case of any deeper water-bearing seams, the lack of continuity as evidenced by the construction of BH Nos. 1 and 2 without inflows, supports the assertion that there is not any substantial mass permeability.*
30. *It is considered that the concern regarding unacceptable downstream sewer loading is not supported by the evidence, that the future well-being of the retained trees has been considered by an arboriculturalist in conjunction with the council's tree officer and that there is no observed evidence at this site of any substantial water-bearing sand or silt deposits such as might give concerns regarding washing out.*
31. *Overall, while the Heath and Hampstead Society document is without doubt an earnest criticism containing some relevant criticisms, it is not considered that the BIA submission (as in its present state) is now so technically deficient that it is not considered robust enough to stand the test of DP27 in regards to:*
- maintaining the structural stability of the building and any neighbouring properties*
 - avoiding adversely affecting drainage and run-off or causing other damage to the water environment and*
 - avoiding cumulative impacts on structural stability or the water environment in the local area"*

Trees

32. *It is proposed to remove a number of trees, mainly in the south west corner of the rear garden and one in the north east part of the site, all adjacent to Akenside Road. Although three are covered by a TPO they are considered to be in poor condition and are not good examples of their type. Given the size and condition of these trees, the Council's tree officer has not raised any concerns provided an adequate landscaping and replanting scheme is secured by way of condition.*
33. *As a number of trees will be retained, a condition will be attached to the recommendation requiring an adequate tree protection programme to be put into place during construction.*
34. *A further condition will also be added requiring full details of the hard and soft landscaping and the proposed type and positioning of new trees.*

35. Transport

36. *At present the site has an existing drop-kerb and 2 off-street parking spaces within a double garage, with an external parking space to the side of the garage for Flat 2. The proposal would see the double garage demolished and the parking spaces contained within relocated to the basement level with access via a ramp. The existing parking space for flat 2 would be unaffected.*
37. *There would be no impact on the existing on-street parking bays as a result of the proposal, nor would there be an increase in the number of off-street parking on the site. Therefore the proposal is considered to be acceptable in terms of parking.*

38. Given the extent of excavation, a construction management plan has been submitted which largely sets out how the construction phase will be handled in terms of vehicle and road management, hours of working, delivery of materials, how pedestrian and cyclist safety will be maintained and how works on the public highway will be handled. Policy DP21 seeks to protect the safety and operation of the highway network. The site is located within 5m of the public highway on Wedderburn Road.
39. The CMP is considered to be broadly acceptable and is considered to be a useful starting point to demonstrate that the applicant is considering matters at an early stage, with a view to minimising as far as possible the impacts of construction on neighbouring occupiers. Given the sensitive nature of the site and the nature of the proposal it is considered that the CMP will be secured in full via a S106 agreement. This is considered satisfactory in minimising as far as practicable the loss of amenity to neighbouring occupiers during the construction phase.

Access

40. Access to the neighbouring flats within the building (Flats 2 and 3) will be retained during the construction period. Access to Flat 2, which is currently by a staircase adjacent to the existing garage, will be via a temporary staircase during construction and a permanent, slightly relocated staircase upon completion of the scheme. Access to flat 3 via an existing driveway at the north east of the site will be unaffected during construction works.
41. It is noted that access to flat 2 during construction has raised concern amongst residents, it should be noted that the proposed temporary staircase will be fully compliant with all relevant health and safety regulations and it will be a requirement to provide it by way of a section 106 legal agreement. This is the extent to which the planning permission can require access to flat 2 during the construction process, any ownership disputes, or issues with regard to the whether freeholders allow the development to take place or not are civil matters which are outside of the Council's control.

42. Summary

43. The proposal is considered to be acceptable on design grounds, the proposed external alterations are considered to respect the appearance of the host building and wider conservation area.
44. The proposed basement would be contained almost entirely beneath the existing footprint of the building with very limited externally visible alterations. The submitted BIA has been independently assessed and it is considered that it follows the processes and procedures set out in DP27 and CPG4 and it is considered that the present submission is satisfactory.

Recommendation: Grant Planning Permission Subject to Section 106 Agreement

**DISCLAIMER: Decision route to be decided by nominated members on Monday 14th July 2014.
For further information please click [here](#)**



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planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2013/7182/P**

09 July 2014

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:

**Flat 1,
15 Wedderburn Road
London
NW3 5QS**

Proposal:

Excavation of a new basement under footprint of existing building and part of front and rear gardens. Infill of existing front lightwell to accommodate two car parking spaces. Erection of single storey rear extension with terrace above at lower ground floor following demolition of garage, front lightwell, side conservatory and rear extension. Replacement front gate and new vehicular access gate and ramp, alterations to fenestration and associated external alterations (all works in connection with existing lower and upper ground flat (Class C3)).

Drawing Nos: 100 P1; 101 P2; 103 P2; 104 P2; 105 P2; 106 P2; 111 P3; 112 P3; 113 P3; 114 P2; 115 P2; 116 P2; 121 P1; 200 P1; 201 P1; 210 P2; 211 P1; 300 P1; 301 P1; 302 P1; 303 P1; 304 P1; 305 P1; 310 P1; 311 P1; 312 P1; 313 P1; 314 P1; 315 P1; Site Investigation and Basement Impact Report (October 2013); Construction Method Statement Rev B (March 2014); Ground Movement Analysis (9th May 2014); Tree Survey Assessment (October 2013)

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy 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 The development hereby permitted shall be carried out in accordance with the following approved plans: 100 P1; 101 P2; 103 P2; 104 P2; 105 P2; 106 P2; 111 P3; 112 P3; 113 P3; 114 P2; 115 P2; 116 P2; 121 P1; 200 P1; 201 P1; 210 P2; 211 P1; 300 P1; 301 P1; 302 P1; 303 P1; 304 P1; 305 P1; 310 P1; 311 P1; 312 P1; 313 P1; 314 P1; 315 P1; Site Investigation and Basement Impact Report (October 2013); Construction Method Statement Rev B (March 2014); Ground Movement Analysis (9th May 2014); Tree Survey Assessment (October 2013)

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

- 4 No development shall take place until full 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 relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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

- 5 All hard and soft landscaping works 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 or any phase of the development] [, prior to the occupation for the permitted use of the development or any phase of the development], whichever is the sooner. 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 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.

- 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 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority before any works on site are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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

- 8 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

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, CS15 of the London Borough of Camden Local

Development Framework Core Strategy and policy DP24 [if landscape details] of the London Borough of Camden Local Development Framework Development Policies.

- 9 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.

- 10 The basement structure shall be designed and constructed in accordance with the recommendations, methodologies and mitigation measures set out in the Basement Impact Assessment hereby approved. Any deviations from these methodologies, recommendations or mitigation measures shall be submitted to the local planning authority for approval in writing prior to the work commencing.

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.

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 only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council->

contacts/environment/contact-the-environmental-health-team.en or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 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

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