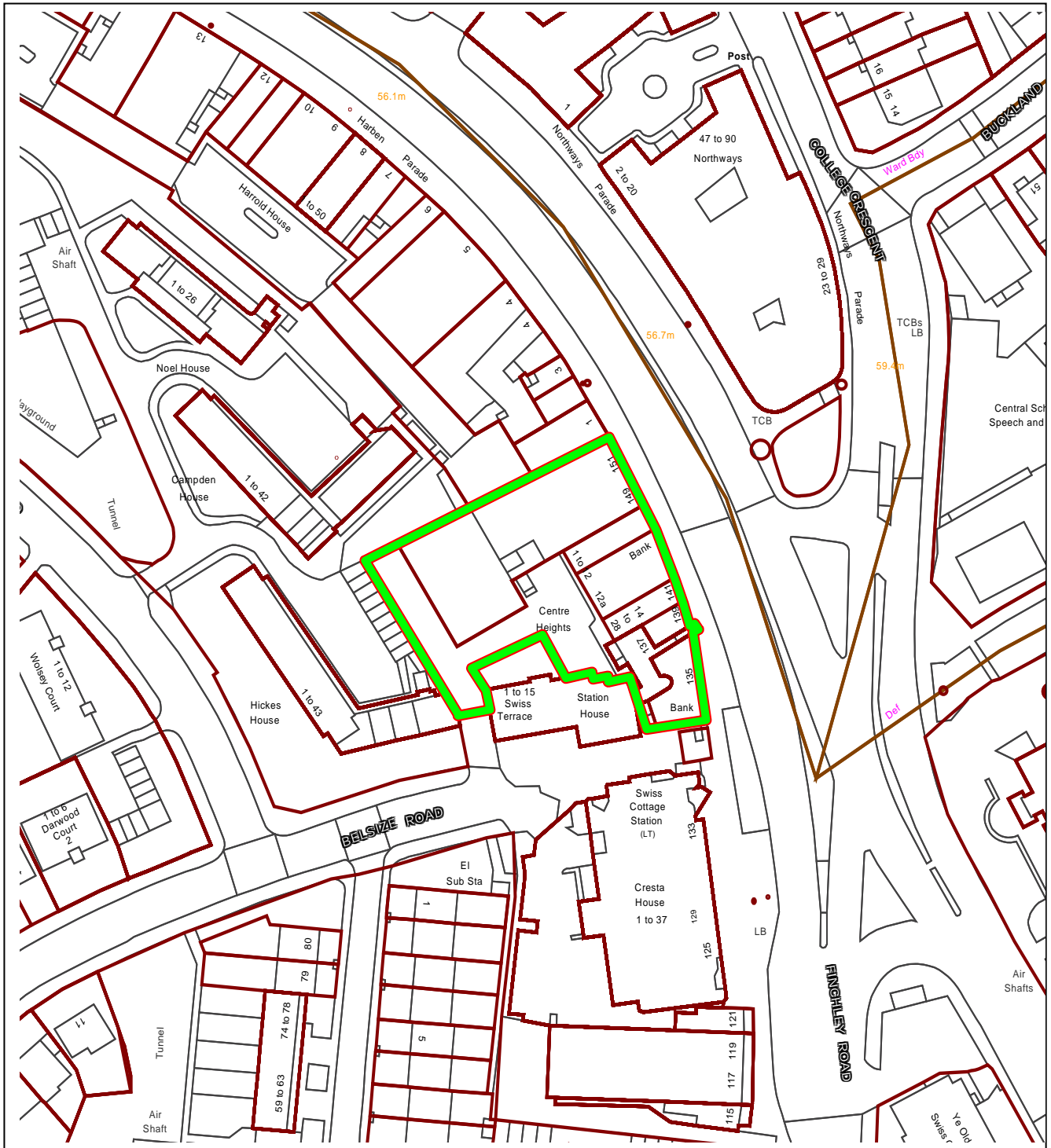
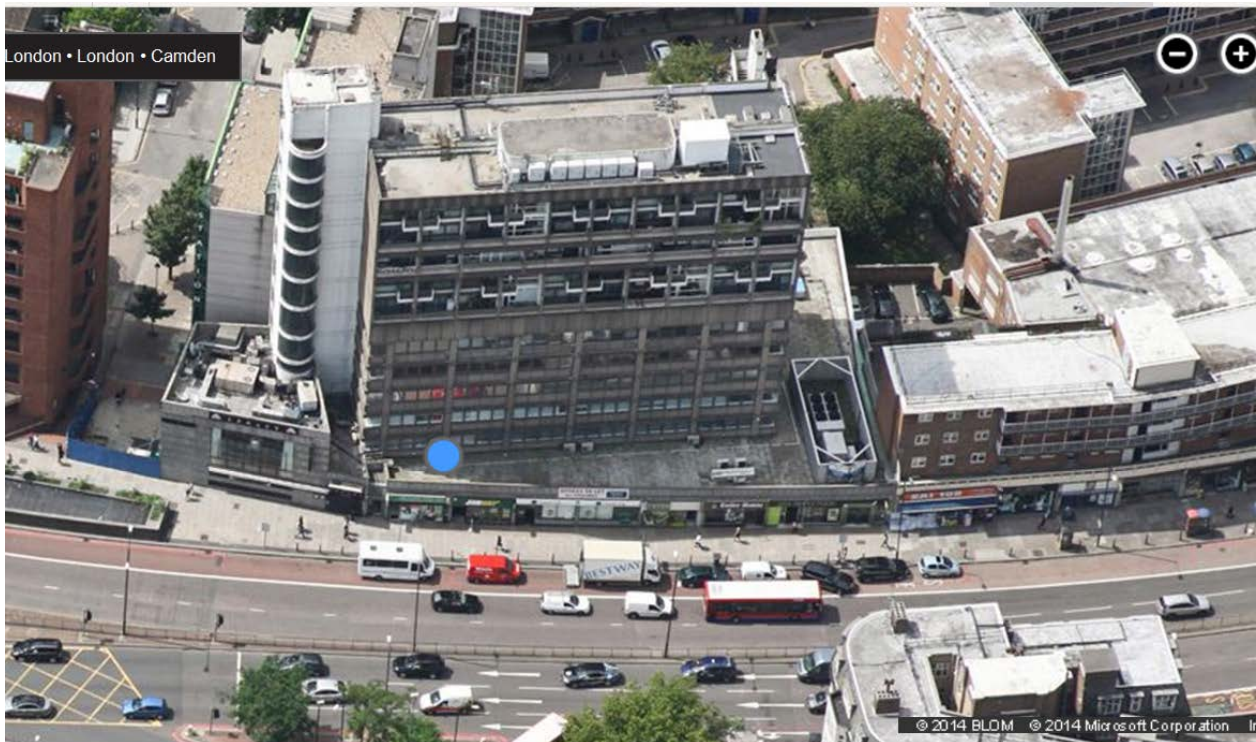


Centre Heights, 137 Finchley Road



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Photographs of the site



Aerial view of Centre Heights, 137 Finchley Road



View towards front elevation of Centre Heights, 137 Finchley Road

Delegated Report (members briefing)		Expiry Date:	02/07/2014	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
Centre Heights 137 Finchley Road London NW3 6JG		i)2014/3147/P ii)2014/3148/P iii)2014/3158/P iv)2014/3159/P v)2014/3160/P			
Proposal(s)					
i) Change of use of the 1st floor from office (Class B1) to 7 residential units of 3 x studio, 4 x 1-bed flats (Class C3). ii) Change of use of the 2nd floor from office (Class B1) to 7 residential units of 3 x studio, 4 x 1-bed flats (Class C3). iii) Change of use of the 3rd floor from office (Class B1) to 7 residential units of 3 x studio, 4 x 1-bed flats (Class C3). iv) Change of use of the 4th floor from office (Class B1) to 7 residential units of 3 x studio, 4 x 1-bed flats (Class C3). v) Change of use of the 5th floor from office (Class B1) to 7 residential units of 3 x studio, 4 x 1-bed flats (Class C3).					
Recommendation(s):		Grant prior approval			
Application Type:		GPDO Prior approval Class J Change of use B1 to C3			
Consultations	Date advertised	21 days elapsed	Date posted	21 days elapsed	
Press notice			Site notice	14/5/14	4/6/14
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	12/5/14	2/6/14	64	-	4
Consultation responses (including CAACs):	4 objections were received from existing residents of the building: <ul style="list-style-type: none"> Noise, dirt and inconvenience Use of residents lifts during the building works Landlord's neglect and mistreatment of residents and involvement of Leasehold Valuation Tribunal There is an application with English Heritage to have this building listed (it is a rare example of 'rationalist' architecture) The proposed change of use would deprive the building of its historical value The proposed change of use would deprive the building of its architectural integrity <i>Officer response: As detailed in the paragraphs 2.1 and 3.1 of the assessment section below, the only matters able to be considered within these applications are transport, contaminated land and flooding matters. As such, the issues raised above cannot be taken into account within this application.</i> <p>TFL comment:</p> <ul style="list-style-type: none"> The site of the proposed development is located on the A41 Finchley Road which forms part of the Transport for London Road Network (TLRN), for which TfL is the highway authority. The footway and carriageway on the A41 Finchley Road must not be blocked during the conversion and maintenance of the proposal. Temporary obstructions during the 				

- conversion works must be kept to a minimum and should not encroach on the clear space needed to provide safe passage to pedestrians, or obstruct the flow of traffic.
- All vehicles associated with the construction and servicing of the proposed development must only park/ load/ unload at locations and within the period permitted by existing on-street restrictions.
 - No skips or construction materials shall be kept on the footway/ carriageway of the A41 Finchley Road at any time.
 - Whilst it is proposed that future occupiers will be prevented from obtaining an on-street residents parking permit which is supported, TfL would encourage the proposed development to be made completely car-free in recognition of the sites excellent access to public transport, although it is noted that the site benefits from basement parking associated with previous office use.
 - Cycle parking is proposed in accordance with the London Plan standards which is supported. These should be secured either by condition or through the s106 agreement.
 - To help mitigate the impact during the construction phase, TfL would recommend the requirement for the applicant to submit and implement a construction logistics plan (CLP) is secured either by condition or through the s106 agreement.
 - The granting of planning consent by the council does not exempt the applicant's requirement from obtaining the relevant licences from TfL under highway and traffic legislations.

Site Description

The site is an 11 storey building plus basement on the west side of Finchley Road and with an access from Belsize Road. Finchley Road (A41) is part of the Transport for London road network. The property contains shops at ground floor with five floors of offices and five floors of flats (above the offices). The property does not fall within a conservation area and nor is it listed. It is within the Finchley Road / Swiss Cottage town centre. The building is not included in the draft Local List.

Relevant History

H7/10/A/4980: The redevelopment of the sites of Nos. 133-139 Finchley Road and Nos. 7-16 (consec.) Swiss Terrace, Belsize Road, Hampstead by the erection of a building comprising shops on the ground floor with basement and five storeys of offices and five storeys of residential accommodation next Finchley Road and a building comprising shops on the ground floor with two storeys of offices and ? storeys of residential accommodation next to Belsize Road. Granted 20/07/1960

2008/5520/P: Erection of a building comprising basement, ground and first to third floor to provide 9 residential units (3 x 3-bedroom and 6 x 2-bedroom) with 17 car parking spaces (contract car parking) and 12 bicycle parking spaces at basement level (following demolition of existing multi-storey car park). Refused 12/03/2009
Appeal dismissed 10/12/2010

9401050: Alterations to the residential entrance including the erection of an enlarged canopy over the entrance door. Granted 26/08/1994

Relevant policies

NPPF 2012

Chapter 4 Paragraphs 29, 32 and 35

Assessment

1. Proposal: Five applications have been submitted for prior approval. Prior approval is sought for the change of use of 1st to the 5th floor from offices (Class B1) to 7 residential units of 3 x studio, 4 x 1-bed flats on each of the floors (Class C3). Each application relates to a separate floor, yet are all considered within one Officers Report. In total 35 residential units would be created (comprising 15 studios and 20 1-bed flats).

2. Prior approval procedure

The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 came into force on 30 May 2013 and introduced Class J, which allows for development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order from a use falling within Class B1(a)(office) of that Schedule.

2.1 This is subject to a number of conditions listed within sub-paragraph J.1 [(a)-(f)] and a subsequent condition in sub-paragraph J.2 relating to the need for the developer to apply to the local planning authority for a determination as to whether the prior approval of the authority is required as to:

(a) transport and highways impacts of the development;

(b) contamination risks on the site; and

(c) flooding risks on the site.

2.2 It also refers to paragraph N and its provisions apply to such an application.

2.3 Sub-paragraph J.1

2.4 The development is assessed against paragraphs (a)-(f). Development not permitted by Class J where

2.5 (a) the building is on article 1(6A) land; - complies, it falls outside of the 'exempt office area' designation in Camden

2.6 (b) the building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order immediately before 30th May 2013 or, if the building was not in use immediately before that date, when it was last in use; - complies, valuation office agency indicates that building was most recently occupied as Class B1(a) offices

2.7 (c) the use of the building falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order was begun after 30th May 2016 – complies - at the current time the use has not commenced and so the proposal accords as far as is possible at this stage.

2.8 (d) the site is or forms part of a safety hazard area; - complies, it does not form part of a safety hazard area

2.9 (e) the site is or forms part of a military explosives storage area; - complies, it does not form part of a military explosives storage area

2.10 (f) the building is a listed building or a scheduled monument – complies, the building is not listed or a scheduled monument

2.11 The proposal therefore complies with each of the above criteria.

3. Conditions of prior approval

3.1 The applicant has submitted information in order for the Council to make a determination as to whether prior approval is required as to:

(a) transport and highways impacts of the development;

(b) contamination risks on the site; and

(c) flooding risks on the site".

Each of these criteria will be considered below.

3.2 (a) Transport and highways impacts

3.3 The basement car park is accessed from Belsize Road, and is a communal car park and service yard for the office, retail and existing residential units. Of the existing 36 car parking spaces, 17 are associated with the existing office floor space and these would be retained for the proposed 35 flats.

3.4 In determining these types of applications Class N(7) states that the local planning authority may require the developer to submit such information regarding the impacts and risks referred to in paragraph J2 [i.e. the transport and highways impacts of the development],... as the case may be, as the local planning authority may reasonably require in order to determine the application, which may include—

(a) assessments of impacts or risks;

(b) statements setting out how impacts or risks are to be mitigated.

(8) The local planning authority shall, when determining an application—

(a) take into account any representations made to them as a result of any consultation under paragraphs (3) [noted above]...;

(b) have regard to the National Planning Policy Framework issued by the Department for Communities and Local Government in March 2012 as if the application were a planning application; Paragraph 29 states that “the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel”. It also recognises that “different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.” Given that Camden is within a densely populated urban area of London it is considered necessary to maximise sustainable transport solutions.

Car-free development

3.5 The information submitted indicates there are 17 existing on-site parking spaces used by the existing offices which would be retained.

3.6 The Council has considered the highways impacts of the change of use and whether to seek appropriate mitigation measures to mediate against any highways impacts. The development is likely to result in a material increase / material change in the character of traffic in the vicinity of the site and would seek mitigation measures to mediate against any impacts on the highway network. The new residential units could apply for residents parking permits if there are no restrictions in place to remove this. The site is within the Finchley Road / Swiss Cottage Town Centre, has a Public Transport Accessibility Level (PTAL) of 6b (excellent) and is easily accessible by public transport. Without restricting the residential flats from future owner/occupiers parking on the street the existing on-street parking stress will be harmfully increased further.

3.7 It is therefore considered necessary to remove the ability to apply for on street parking permits by requiring a s106 agreement to ensure the development is car-capped.

Cycle parking

3.8 The submitted plans show provision for internal cycle parking at basement level. In line with the London Borough of Camden/London Plan standards, 1 cycle space is expected for each unit, therefore 35 spaces are required. In addition, above a threshold of 20 units, 1 space per 10 units (or part thereof) is required for visitor cycle parking. Paragraph 8(b) of the prior approval legislation states that the local planning authority shall have regard to the NPPF as if the application were a planning application in relation to the three categories that can be considered by the Council. Paragraph 29 of the NPPF states that “the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.” In paragraph 35 it goes on to advise that “developments

should be located and designed where practical to...give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.”

- 3.9 The proposed cycle storage would include 19 Josta-style two-tier racks, which could accommodate 38 cycles. The basement has a ceiling height of 2.6m and therefore the stands are placed 650mm apart and there is 2.5m of clearance in front of the rack in accordance with CPG7. As such the proposed storage is considered appropriate and will be secured as part of the Section 106 agreement.

Construction Management

- 3.10 Impact on the highway network and immediate environment is likely during construction. Given the size of the site and the level of internal works proposed the proposal is likely to represent a detrimental impact on the highway network during its construction period. No information has been provided that details how the site will be converted from offices to 35 residential units. This likely level of works is considered sufficient to require a Construction Management Statement (CMS) in order to mitigate any adverse impacts. The CMS will be secured by condition.

Highway works

- 3.11 TfL is the highway authority for Finchley Road (A41). TfL have provided comments and they have not indicated that a financial contribution should be secured for associated highway works.

3.12 (b) Contamination risks on the site

- 3.13 The site is not within an area of potential land contamination and therefore this condition is not relevant.

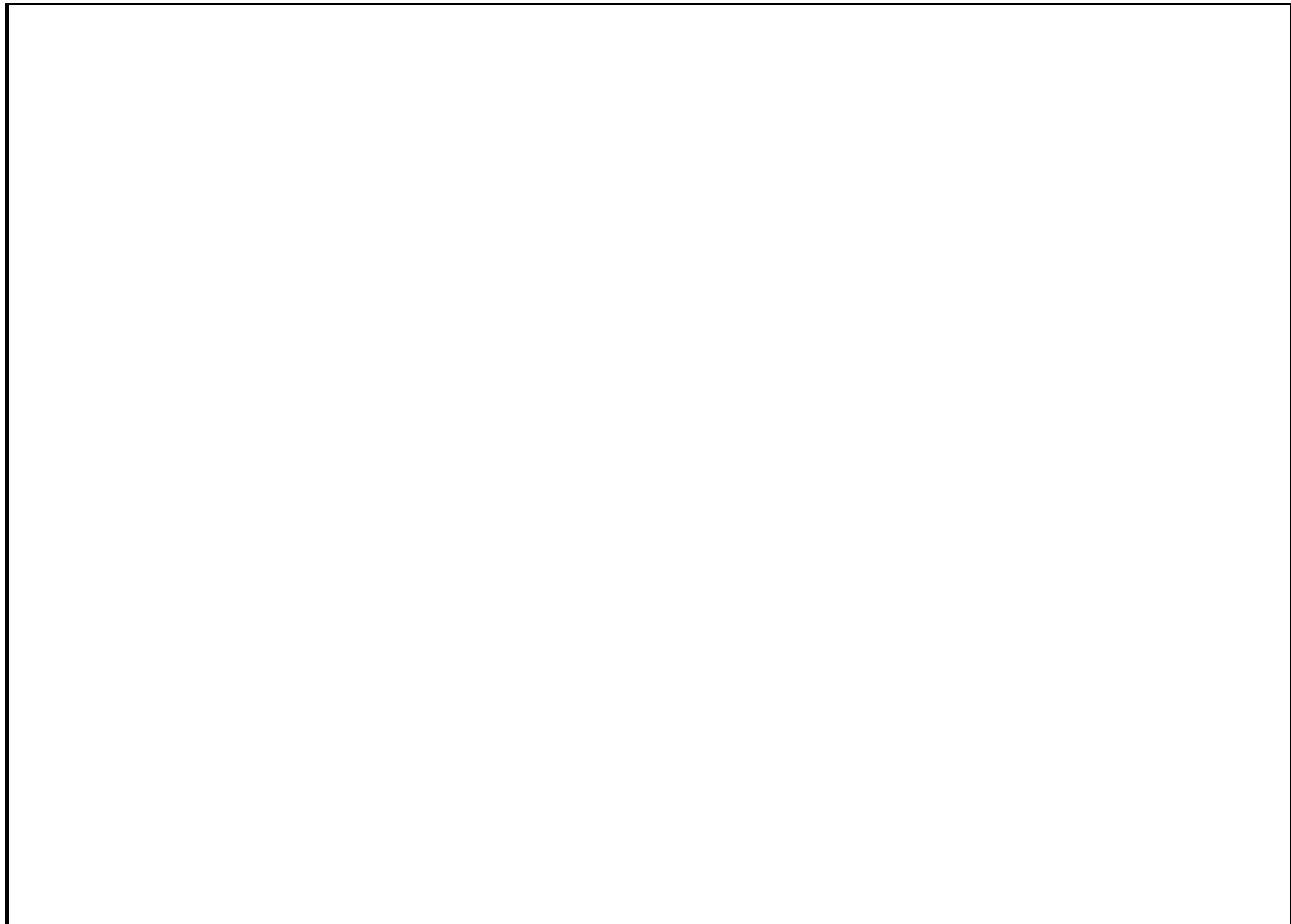
3.14 (c) Flooding risks on the site

- 3.15 The site is not located in a flood risk zone.

Recommendation: Grant prior approval for each of the applications subject to a s106 legal agreement securing car capped units and cycle parking.

DISCLAIMER

Decision route to be decided by nominated members on Monday 30th June 2014. For further information please go to www.camden.gov.uk and search for 'members briefing'



Savills Uk Ltd
33 Margaret Street
London
W1G 0JDApplication Ref: **2014/3147/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

25 June 2014

Dear Sir/Madam

DRAFT
DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition J.2 of Schedule 2 Part 3 Class J of the Town and Country
Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362
and SI 2013 No. 1101)

Certificate of Lawfulness (Proposed) Prior Approval granted

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:**First Floor
Centre Heights
137 Finchley Road
London
NW3 6JG****Description of the proposed development:**

Change of use of the 1st floor from office (Class B1) to 7 residential units of 3 x studio, 4 x 1-bed flats (Class C3).

Details approved by the local planning authority:

Drawing Nos: Site location plan; 3073_D_100 P1; 3073_D_101 P1; 3073_D_102 P1; 3073_D_213 P4; 3073_D_214 P1; 3073_D_215 P1

Condition(s) and Reason(s):

- 1 Before the development commences, a Construction Management Statement (CMS) shall be submitted to and approved by the local planning authority in writing. The CMS shall provide detail and/or drawings in relation to:
 - a) The access arrangements for vehicles.
 - b) Details (including accurate scaled drawings) of any highway works necessary to enable construction to take place.
 - c) Parking and Loading arrangement of vehicles and delivery of materials and plant to the site.
 - d) Details of proposed parking bays suspensions and temporary traffic management orders.
 - e) Details of security hoarding required on the public highway.
 - f) The proposed site working hours including start and end dates.
 - g) Details of any other measure designed to reduce the impact of associated traffic (such as the use of construction material consideration centres, measures to control dust and dirt and schemes for recycling/disposal of waste from demolition).
 - h) Any other relevant information.

The relevant part of the works shall be carried out in full accordance with the CMS details thus approved.

Reason: To avoid obstruction of the surrounding streets and site and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP21 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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

- 2 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).
- 3 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.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 7 The granting of prior approval by the council does not exempt the applicant's requirement from obtaining the relevant licences from Transport for London under highway and traffic legislation.

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

Yours faithfully

Rachel Stopard
Director of Culture & Environment

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

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.

DECISION

Savills UK Ltd
33 Margaret Street
London
W1G 0JDApplication Ref: **2014/3148/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

25 June 2014

Dear Sir/Madam

DRAFT
DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition J.2 of Schedule 2 Part 3 Class J of the Town and Country
Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362
and SI 2013 No. 1101)

Certificate of Lawfulness (Proposed) Prior Approval granted

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:**Second Floor
Centre Heights
137 Finchley Road
London
NW3 6JG****Description of the proposed development:**

Change of use of the 2nd floor from office (Class B1) to 7 residential units of 3 x studio, 4 x 1-bed flats (Class C3).

Details approved by the local planning authority:

Drawing Nos: Site location plan; 3073_D_100 P1; 3073_D_101 P1; 3073_D_103 P1; 3073_D_213 P4; 3073_D_214 P1; 3073_D_216 P1

Condition(s) and Reason(s):

- 1 Before the development commences, a Construction Management Statement (CMS) shall be submitted to and approved by the local planning authority in writing. The CMS shall provide detail and/or drawings in relation to:
 - a) The access arrangements for vehicles.
 - b) Details (including accurate scaled drawings) of any highway works necessary to enable construction to take place.
 - c) Parking and Loading arrangement of vehicles and delivery of materials and plant to the site.
 - d) Details of proposed parking bays suspensions and temporary traffic management orders.
 - e) Details of security hoarding required on the public highway.
 - f) The proposed site working hours including start and end dates.
 - g) Details of any other measure designed to reduce the impact of associated traffic (such as the use of construction material consideration centres, measures to control dust and dirt and schemes for recycling/disposal of waste from demolition).
 - h) Any other relevant information.

The relevant part of the works shall be carried out in full accordance with the CMS details thus approved.

Reason: To avoid obstruction of the surrounding streets and site and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP21 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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>

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- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 7 The granting of prior approval by the council does not exempt the applicant's requirement from obtaining the relevant licences from Transport for London under highway and traffic legislation.

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

Yours faithfully

Rachel Stopard
Director of Culture & Environment

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DECISION

Savills UK Ltd
33 Margaret Street
London
W1G 0JDApplication Ref: **2014/3158/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

25 June 2014

Dear Sir/Madam

DRAFT
DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition J.2 of Schedule 2 Part 3 Class J of the Town and Country
Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362
and SI 2013 No. 1101)

Certificate of Lawfulness (Proposed) Prior Approval granted

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:**Third Floor
Centre Heights
137 Finchley Road
London
NW3 6JG****Description of the proposed development:**

Change of use of the 3rd floor from office (Class B1) to 7 residential units of 3 x studio, 4 x 1-bed flats (Class C3).

Details approved by the local planning authority:

Drawing Nos: Site location plan; 3073_D_100 P1; 3073_D_101 P1; 3073_D_104 P1; 3073_D_213 P4; 3073_D_214 P1; 3073_D_217 P1

Condition(s) and Reason(s):

- 1 Before the development commences, a Construction Management Statement (CMS) shall be submitted to and approved by the local planning authority in writing. The CMS shall provide detail and/or drawings in relation to:
 - a) The access arrangements for vehicles.
 - b) Details (including accurate scaled drawings) of any highway works necessary to enable construction to take place.
 - c) Parking and Loading arrangement of vehicles and delivery of materials and plant to the site.
 - d) Details of proposed parking bays suspensions and temporary traffic management orders.
 - e) Details of security hoarding required on the public highway.
 - f) The proposed site working hours including start and end dates.
 - g) Details of any other measure designed to reduce the impact of associated traffic (such as the use of construction material consideration centres, measures to control dust and dirt and schemes for recycling/disposal of waste from demolition).
 - h) Any other relevant information.

The relevant part of the works shall be carried out in full accordance with the CMS details thus approved.

Reason: To avoid obstruction of the surrounding streets and site and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP21 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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

- 2 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).
- 3 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.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 7 The granting of prior approval by the council does not exempt the applicant's requirement from obtaining the relevant licences from Transport for London under

highway and traffic legislation.

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

Yours faithfully

Rachel Stopard
Director of Culture & Environment

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DECISION

Savills UK Ltd
33 Margaret Street
London
W1G 0JDApplication Ref: **2014/3159/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

25 June 2014

Dear Sir/Madam

DRAFT
DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition J.2 of Schedule 2 Part 3 Class J of the Town and Country
Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362
and SI 2013 No. 1101)

Certificate of Lawfulness (Proposed) Prior Approval granted

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:**Fourth Floor
Centre Heights
137 Finchley Road
London
NW3 6JG****Description of the proposed development:**

Change of use of the 4th floor from office (Class B1) to 7 residential units of 3 x studio, 4 x 1-bed flats (Class C3).

Details approved by the local planning authority:

Drawing Nos: Site location plan; 3073_D_100 P1; 3073_D_101 P1; 3073_D_105 P1; 3073_D_213 P4; 3073_D_214 P1; 3073_D_218 P1

Condition(s) and Reason(s):

- 1 Before the development commences, a Construction Management Statement (CMS) shall be submitted to and approved by the local planning authority in writing. The CMS shall provide detail and/or drawings in relation to:
 - a) The access arrangements for vehicles.
 - b) Details (including accurate scaled drawings) of any highway works necessary to enable construction to take place.
 - c) Parking and Loading arrangement of vehicles and delivery of materials and plant to the site.
 - d) Details of proposed parking bays suspensions and temporary traffic management orders.
 - e) Details of security hoarding required on the public highway.
 - f) The proposed site working hours including start and end dates.
 - g) Details of any other measure designed to reduce the impact of associated traffic (such as the use of construction material consideration centres, measures to control dust and dirt and schemes for recycling/disposal of waste from demolition).
 - h) Any other relevant information.

The relevant part of the works shall be carried out in full accordance with the CMS details thus approved.

Reason: To avoid obstruction of the surrounding streets and site and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP21 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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.

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- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
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- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 7 The granting of prior approval by the council does not exempt the applicant's requirement from obtaining the relevant licences from Transport for London under

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Yours faithfully

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Director of Culture & Environment

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DECISION

Savills UK Ltd
33 Margaret Street
London
W1G 0JDApplication Ref: **2014/3160/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

25 June 2014

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DECISION

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Address of the proposed development:**Fifth Floor
Centre Heights
137 Finchley Road
London
NW3 6JG****Description of the proposed development:**

Change of use of the 5th floor from office (Class B1) to 7 residential units of 3 x studio, 4 x 1-bed flats (Class C3).

Details approved by the local planning authority:

Drawing Nos: Site location plan; 3073_D_100 P1; 3073_D_101 P1; 3073_D_106 P1; 3073_D_213 P4; 3073_D_214 P1; 3073_D_219 P1

Condition(s) and Reason(s):

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DECISION