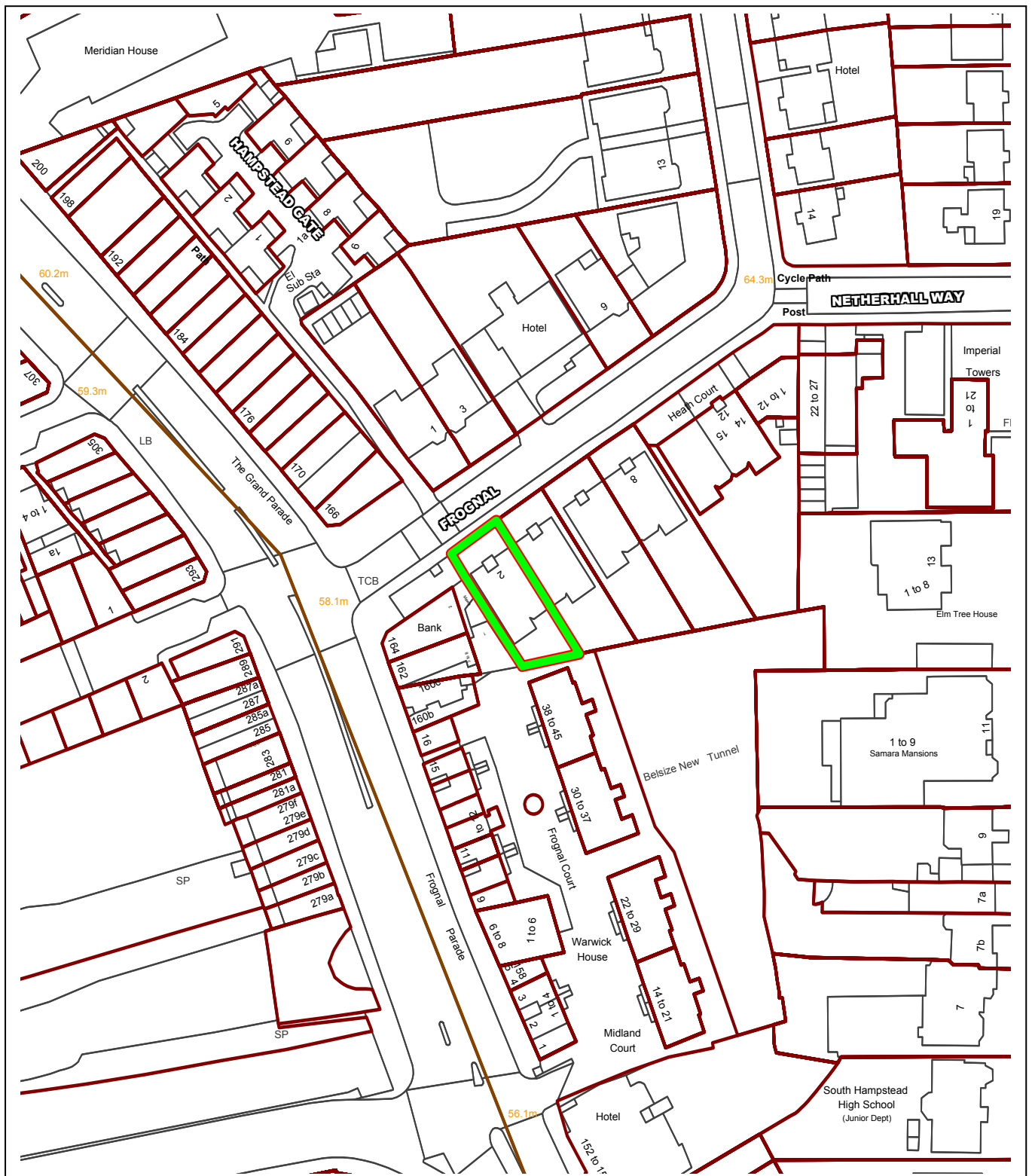
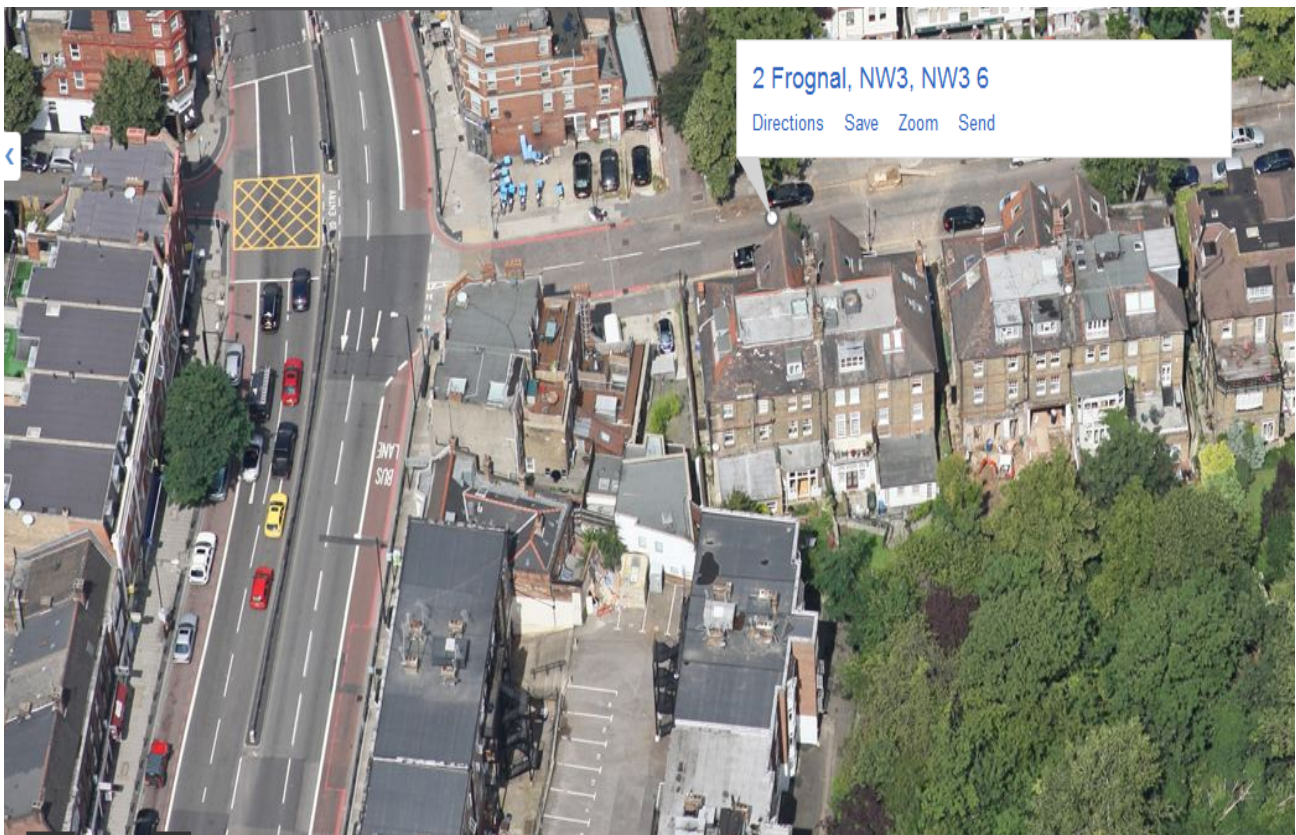
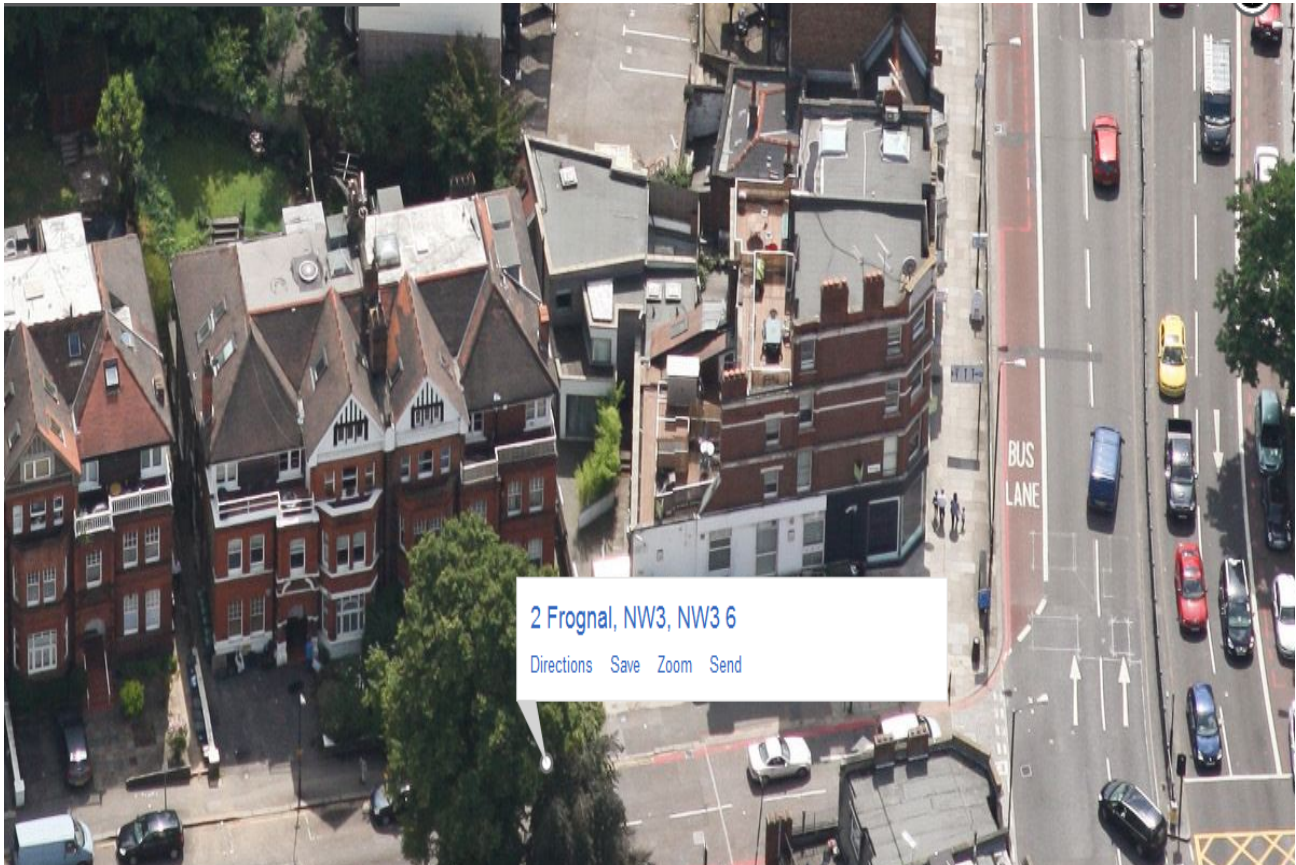


2014/3136/P, 2 Frognal, NW3 6AJ

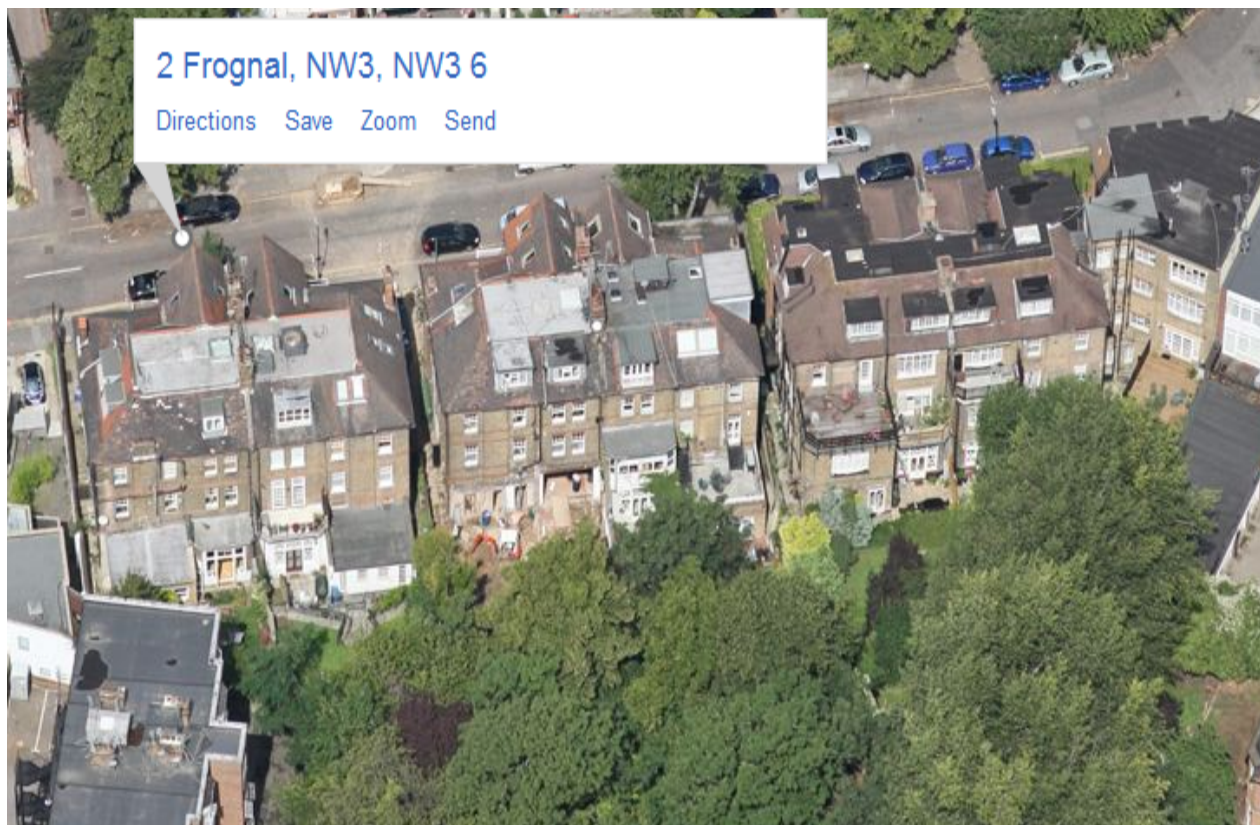




Aerial Photos of Front and Rear of 2 Frognal.

Top: Front

Bottom: Rear



Top: Close up aerial photograph of rear showing extensions and bay windows to rear

Bottom: Photos of rear; Left to the west side towards Finchley Road, Right to the east side towards mutual boundary with No.4 Finchley Road.



Top: View to rear of rear garden backing onto flats at Magdalen Mews

Bottom: View to side alleyway where flats to upperfloors of No.2 gain access.

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	23/07/2014
		N/A	Consultation Expiry Date:	26/06/2014
Officer			Application Number(s)	
Niall Sheehan			2014/3136/P	
Application Address			Drawing Numbers	
2 Frognal London NW3 6AJ			Refer to Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Excavation of a basement extension with rear lightwell and lowering of the rear garden level, erection of a single storey rear extension at ground floor level, replacement of existing side window to residential flat (Class C3).				
Recommendation(s):		Grant conditional permission subject to a S106 agreement.		
Application Type:		Full Planning Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	20	No. of responses	03	No. of objections	03
Summary of consultation responses:	Site Notice: Displayed from 04/062014 to 25/06/2014. Press Notice: Advertised in the Ham & High from 05/06/2014 to 26/06/2014.					
	3 objections(Hampstead Heath Society, 95 Reddington Road, 4 Frognal) and 3 responses(Chairman of the board of Four Frognal Ltd, Management Company for No.4 Frognal) received from neighbouring occupiers.					
	Design Design of proposed structure should be both sympathetic and in keeping with the host property and those surrounding. <i>Officer Response: See paragraphs 3.1 – 3.2 of main report</i>					
	Privacy: The proposal may result in a loss of privacy from neighbours due to the removal of trees or root damage to existing trees. A previous tree was removed from the rear garden which create a loss of privacy to neighbouring occupiers. Any future work should involve the re-planting of trees to the rear garden to restore privacy from the building and the alleyway behind. <i>Officer Response: See paragraphs 4.1— 4.4 of main report.</i>					
	Noise and Disturbance: The dust generated from the proposals would be a severe inconvenience to neighbouring properties. Assurances need to be provided that works are carried out during normal working hours Monday to Friday. The cinema room proposed needs to be fully insulated to avoid noise transference. <i>Officer Response: See paragraphs of main report 6.1 – 6.2.</i>					
	Trees: The removal of mature trees has occurred in recent times. The sightlines between the rear garden to No.2 and the rear of No.4 has been resultantly exposed. <i>Officer Response: See paragraphs of main report 7.4.</i>					
	Potential Damage to Neighbouring properties The lowering of the rear garden level would make the communal garden to the rear of No.4 Frognal appear significantly higher and increase the risk of subsidence of the garden and boundary fence. Proper underpinning must be made to avoid this happening. Should the garden ground be further lowered this will accentuate the risk to neighbouring gardens. The brick party wall to the mutual boundary will further deteriorate and could potentially collapse. The increase in incline between both garden areas will result in an increased risk of					

subsidence

Officer Response: See paragraphs 7.1 - 7.2 of main report

Transportation and Access

Access during works should be sought through the entrance for the ground floor flat and not the communal passage for which the flats 1 are accessed.

Officer Response: See paragraphs 5.1 – 5.3 of main report

Other matters:

The flat roof area to the extension should not be utilised as a roof terrace.

Officer Response: See paragraph 4.3 of main report

Relocation of gas, water and electricity meters should be provided.

There is no onus upon the developer to re-locate meters during or after the construction phase. This is a private matter between the developer/contractor/applicant and affected parties

Flats at No.4 Frognal have been subject of burglary in recent months and lowering the land and the ongoing works could potentially lead to a further upsurge.

Officer Response: See paragraph 7.5 of main report

General Opposition by residents:

Basement extensions should be stopped outright. The underground water and streams have to be diverted elsewhere every time a basement is excavated.

Detrimental effects are being put upon neighbouring occupiers.

Officer Response: There is no remit to be able to stop basement extensions being sought or being subsequently granted. Please see paragraphs 2.1 – 2.19 for groundwater, surfacewater and ground stability analysis.

<p>CAAC/Local groups comments:</p>	<p>Reddington Frognal Conservation Area Committee (CAAC)</p> <p>No Comment</p> <p>The Heath and Hampstead Society, P.O Box, NW3 1XD: Object</p> <p>Design:</p> <ul style="list-style-type: none"> • The proposals constitute overdevelopment. The extension swallows up a compact rear garden leaving a very small paved area. <p><i>Officer Response: See paragraphs 3.1 - 3.2 of main report.</i></p> <p>Basement Impact Assessment Unsatisfactory:</p> <ul style="list-style-type: none"> • The impact of the basement excavation on adjoining buildings is dealt with perfunctorily, with damage assessed in relation to the Burland Scale as "Slight to Negligible" (0-1) Another part of the Report however refers to possible movements of adjoining buildings of up to 8mm horizontally, and 5mm vertically .Such movements are by no means slight or negligible; they would cause serious cracking, possibly of a structural nature, certainly needing extensive remedial work. • The Assessment is therefore either inaccurate or misleading, and the residents of buildings in Finchley Road, Frognal Court and No 4 Frognal have cause for concern. • The site is on a steep gradient, and in an area known for subsoil instability; this is an application for which Policy DP27 was specifically designed. Greater efforts need to be undertaken to resolve this issue. <p><i>Officer Response: See paragraphs 2.1 – 2.19 of main report.</i></p>
---	---

Site Description

The application site is 2 Frognaal an end four-storey including converted attic space located on the south-east side of Frognaal, in the immediate proximity of the junction with Finchley Road. The host building is a part of a group of 6 buildings and whilst not listed, lies within the Redington/Frognaal Conservation Area, and is identified as a building that makes a positive. The property has been converted into 5 self-contained flats and this application relates to the rear ground floor flat which is identified as Flat 1.

Relevant History

Application Site: None

No.4 Frognaal: None

No.6 Frognaal:

2009/2319/P: P.P Granted for "Erection of single-storey rear extension at ground floor level to existing residential flat" (Class C3). Decision Date: 06/07/2009.

2011/4939/P:P.P Granted for " Amendments including removal of 1x window, installation of 1x window to side elevation and alterations to doors on rear elevation at ground floor level to planning permission granted on 06/07/2009 (ref 2009/2319/P) for the erection of single-storey rear extension at ground floor level to existing residential flat (Class C3)". Decision Date: 23/11/2011

No.8 Frognaal

2013/1911/P: P.P Granted for "The erection of a full width ground floor extension to the rear elevation in connection with the use as residential dwelling (Class C3)". Decision Date: 02/07/2013.

Relevant policies

LDF Core Strategy and Development Policies 2010

CS5 – Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

DP18 – Parking standards and limiting the availability of car parking

DP19 - Managing the impact of Parking

DP20 - Movement of goods and materials

DP22 - Promoting sustainable design and construction

DP24 – Securing High Quality Design

DP25 – Conserving Camden's Heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP27 – Basements and Lightwells

DP28 – Noise and Vibration

Camden Planning Guidance (revised 2013)

CPG1 – Design

CPG4 – Basements and Lightwells

CPG6 – Amenity

Reddington Frognaal Conservation Area Statement (2003)

National Planning Policy Framework 2012

London Plan 2012

Assessment

1.0 Proposal

1.1 “Excavation of a basement extension with rear lightwell and lowering of the rear garden level, erection of a single storey rear extension at ground floor level, replacement of existing side window to residential flat (Class C3).

1.2 The proposed basement would sit underneath the footprint of the entire building and contain lightwells to the rear. There will be no lightwells to the front of the property. The basement would be excavated 3.9m deep underground (3.3m +0.6m for the foundations). A lightwell would be facilitated to the rear of the building measuring 3.3m below ground level, 2.8m in depth/projection and 9.9m in width, A glazed link would provide access to the rear garden. The basement itself would provide 185sqm of additional floorspace, and its depth would be between 3.3m and 3.9m at its deepest point.

1.3 The existing addition projects 4.1m from the original rear facade and spans 6m in width from the corner of the building towards the boundary with Finchley Road toward to the boundary with No.4 stopping 4m short of the boundary. A bay exists between the inside/east flank of the addition and the mutual boundary with No.4.

1.4 The proposed extension would project 4.4m from the entire rear façade, 0.3m further than the addition and span the full width of the rear facade with a bay feature towards the boundary with No.4 replicating the existing bay.

1.5 *Amendments:* Insertion of a bay feature to the rear of the property towards the boundary with No.4 to accord with that existing. Re-arrangement of the fenestration to the other side aligning with window openings above

Considerations

2.0 Basements

2.1 As per DP27 and CPG4 the Council requires evidence, including geotechnical, structural engineering and hydrological investigations and modelling to demonstrate via a Basement Impact Assessment(BIA) that basement developments do not harm the built and natural environment or local amenity.

2.2 The proposed single storey basement (3.3 -3.9m deep) would extend under part of the footprint of the building giving an overall floor area of 161.5sqm. The basement would form the mutual boundary at No.4 whilst it would measure 1.8m from the mutual boundary at No.164 Finchley Road. The basement would not affect the rear of the property and apart from the front lightwells would not extend outwit the building's footprint.

2.3 Independent verification was not required in this instance as the excavation would be single storey and predominantly below the footprint of the existing house. Furthermore the surrounding area is not in a sensitive area prone to flooding as per DP27.

2.4 The submitted BIA follows the CPG4 screening and scoping approach to assessing the likely impact of the basement.

2.5 Groundwater flow: The site is located on London Clay which is a non-aquifer (Q1a) and the basement would not extend beneath the groundwater table overlying the relatively impermeable London clay which will be encountered at 2.4m below ground level (Q1b). The ground composition is identified as silty clayey made ground resting on a layer of London clay and

sedimentary bedrock underneath. It is unknown whether or not the basement would extend beneath the surface water table, however is considered to be unlikely.

2.6 The site is not within 100m of a watercourse (Q2) or within the Hampstead Heath Extension Catchment Chain (Q3). There are no trees present on site or within close vicinity. The proposed development will not have any impact upon the hard surface area to the front of the site and will not significantly increase the hard surface area to the rear of the site (Q4). No surface water currently discharges into the ground and no additional surface water will discharge into the ground via soakaways(Q5). The lowest point of the basement is not close to any local pond or spring line water level, nor are there any local ponds in close vicinity or adjacent to the site, (Q7).

2.7 As the site is in close proximity to a former watercourse (Q2) and the ground water level needs to be determined (Q1b), scoping was required.

A borehole of 6m deep with a long standpipe was dug in March 2014 to the rear of the site with relatively dry conditions immediately preceding, although the winter preceding was one of the wettest on record. No groundwater was encountered during the drilling of the borehole. The borehole was confirmed to be dry and no water is present to a depth of 6m. The standpipe remained dry following subsequent site inspection which is encouraging given the wet winter preceding. Although two boreholes was the preferable method, no lightwells or any features of sorts are being proposed to the front of the site. Given the compact excavation involved, soil across the area subject of excavation is unlikely to vary significantly. The boreholes indicated that the 3.3m-3.9m basement excavation is anticipated to extend down through the made ground and into the underlying London Clay.

2.8 A tributary to the river Westbourne formerly ran broadly along the Northern boundary of the site however this has been culverted many years ago and forms part of the surface water drainage. The maps included with the Basement Impact Assessment have shown there be to be no significant culverts close to the vicinity of the site.

2.9 The BIA makes recommendations for the engineer/architect/contractor to undertake trial excavations to formation level prior to commencement. The report also recommends that cavity drained systems and pumped sumps are used in the design of the basement as well as underpinning to the party wall of the attached property at No.4 and along the garden boundary wall with Magdalen Mews. The designs for the retaining walls neighbouring properties will ensure that damage to the adjacent property is very limited (measuring Negligible 0 - Slight 1 on Burland Scale).

2.10 Land Stability: The site is located within 100m of the public highway (6m to the front) of the public highway. The application site and that of neighbouring properties and the surrounding area does not include slopes greater than 7 degrees and the area is not in an area identified as being within an area at risk of slope stability. The site is not within 50m of the Hampstead Heath ponds. Moreover the site is not within an area of previously worked ground, there is no evidence or history of shrink/swell subsidence, there are no trees in the vicinity of the site with Root Protection Areas and there are no flood plains, aquifers, river networks, surface water features(watercourses or spingline features) or tunnels in the vicinity of the site.

2.11 The BIA notes that the proposed basement is unlikely to significantly increase the differential depth of foundations relative to neighbouring properties as the adjoining properties all have partial basements as existing at No.2. The BIA also notes the impact on structural stability to the most affected neighbour (No.4 attached to the east) to be negligible to slight (Category 0 - 1). This is noted to be an acceptable level of damage in accordance with CPG4.

2.12 There are no tunnels located within or below the site. The nearest tunnel is located 30m to the South of the site. This is the Belsize tunnel under Finchley serving the Thameslink service.

Due to the close proximity of these tunnels, Network Rail have been consulted and have supplied drawings of their tunnels. It has been properly ascertained and detailed in Basement Impact Assessment Appendices that the excavation will not impact upon these tunnels.

2.13 The applicant has answered yes to questions 5 and 8 with the site being located on London Clay formation with London Clay being the shallowest strata on site, and, to the site being within 100m of a watercourse or spring line. Furthermore the site is located within 100m of a public highway. As such scoping is required on these three points.

2.14 As London Clay is the shallowest strata onsite, tests were undertaken in March 2014, whereby a 15m borehole was dug in the front garden with 2.4m of silty clay made ground recorded over the London Clay. Laboratory testing was carried out on the recovered samples. The soil was found to have moderate to high volume change potential albeit with no contaminants. Ground water was not encountered during borehole drilling or in repeated visits with a 6m standpipe. Due to the nature of the soil the basement will be constructed through underpinning the external and internal loadbearing walls. Where existing load bearing lines are not carried through to the basement level. Where existing loadbearing lines are not being carried through to the proposed basement new beams will support the structure. Furthermore excavation and construction is proposed in several stages in order to assess any changes in ground conditions.

2.15 With regard to the site being located within 100m of a watercourse, historical maps show that a tributary of the river Westbourne ran broadly along the Northern boundary of the site however this has been culverted many years ago.

2.16 Surface flow and flooding: Firstly it is acknowledged that the streets surrounding the site are not identified in CPG4 as streets at risk from surface water flooding(Q6), nor is the site within a flood plain. The site is in Flood Zone 1 of the Environment Agency's Flood Zone map(least susceptible) and was not identified as having the potential to be at risk of surface water flooding in Camden's Hydrological Study. Furthermore the site is not located within 100m of a watercourse (Q2) or within the Hampstead Heath Extension Catchment Chain (Q1).

2.17 The basement will have no significant impact on drainage or run-off at ground level as a result of the excavation (Q2) and the proposed development will only result in a small change in the hard surface area, where only a small change to the rear of the property will occur. Rainwater will be collected in a surface water drainage system and discharged to a combined sewer. The basement excavation will not result in changes to the profile of inflows of surface water being received by adjacent properties or downstream enclosures(Q3). The proposed basement will not result in changes to the quality of surface water being received by adjacent properties or downstream watercourse(Q4).

2.18 As yes was answered to Q3 with a change in the proportion of hard surface/paved external area, there will be a small increase in the proportion of hard landscaped areas to the rear, however by virtue of the very slight change it will not impact on surface water flow on the site or surrounding area.

2.19 Overall It is considered that the Basement Impact Assessment complies with the requirements of policies DP23 and DP27, and CPG4. The Basement Impact Assessment recommends a pre-construction Condition Survey on the applicant and surrounding properties. Conditions will be attached to ensure the excavation and construction are overseen by a relevantly qualified engineer, and, that the recommendations and geotechnical parameters identified in the BIA are carried through into the final basement design and construction.

3.0 Design

3.1 Policy DP24 which requires new development to meet a high standard of design which respects the setting, context, proportions and character of the existing building and Policy DP25 which requires new development to both preserve and enhance the character and appearance of Conservation Areas.

3.2 The overall height, depth and width of the extension are considered to be proportionate to the existing addition and the rear façade. As a result of the amendments undertaken, the proposal would accord with the appearance of the rear façade of the host property, those surrounding and the wider Conservation Area. The alterations undertaken ensures that this extension follows recent extensions and alterations by the retention/superimposition of the rear bay ensuring it's importance as a key feature is upheld. Furthermore the adjustments to the other bi-fold door opening to the western side of the building ensure a better alignment of fenestration. Overall the development accords in its entirety in design terms.

4.0 Amenity

4.1 On assessment of privacy impacts, given that new openings introduced would be below ground level, no additional harm to any neighbouring occupiers would be identified.

4.2 Given the modest height of the extension coupled with the existing presence of the back addition, the daylight/sunlight/outlook effects to neighbouring occupiers at No.4 would not be overly significant. Although the bay window to the rear of No.4 would be most affected, the effects would not be significant enough to generate a refusal of the application. Furthermore the rear of this property is well served by multiple openings which will continue to provide adequate levels of light and outlook.

4.3 In respect of concerns regarding the use of the flat roof as a roof terrace, a condition has been attached to the consent stipulating that the flat roof not be used as a terrace. Should future occupiers wish to use the flat roof as a terrace they would require prior consent.

4.4 On assessment of the residential amenity afforded to future occupants of the basement level, by virtue of the large expanse of glazing and the 2.8m deep lightwell, the bedrooms to the rear would exceed minimum required levels as specified by CPG4. Although rooms to the front of the property would not benefit from any natural light or outlook, these rooms include a gym and a cinema room, none of which specifically require any natural daylight or outlook, hence this arrangement is considered to be acceptable in this instance.

5.0 Construction Access, Transport and Parking

5.1 DP20 seeks to protect the safety and operation of the highway network. For some developments this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP) secured via S106.

5.2 Although it is acknowledged that there may be a greater level of disruption to the surrounding street during the construction phase, following consultation with Highways, it is not considered that access to the street itself will be specifically blocked during the construction phase. Should any lengthy blockages of the street occur to the detriment of local residents; highways legislation is available to affected parties. For the avoidance of doubt, any occupation of the highway, such as for hoarding, skips or storage of materials, will require a licence from Highways Management and this, along with the existing on-street waiting and loading controls, should be sufficient to ensure the work is carried out in such a way as to not adversely affecting the safety or operation of the public highway.

5.3 Furthermore in response to concerns regarding potential damage to the adjacent footway and roadway and the subsequent distress caused to neighbouring occupiers, these issues have been taken into account as part of application process and a financial contribution for the protection of the footway and roadway has been included as part of the Section 106 agreement. This should at least ensure that if damage occurs it is accounted for, and, the footway/roadway restored in a swift manner.

5.4 In terms of private access to the property, it has been stipulated in objections received that applicants should use the ground floor of the unit and not the shared access to all flats at the side to access in and out of the rear garden. Whilst this would be a welcome measure should it occur, this is not something which the council can become involved in. Should significant blockages occur to the properties who share the same building or indeed those to neighbouring buildings, this becomes civil matter between the affected parties. As above a Construction Management Plan is being sought by Section 106 agreement which will require the developers to address issues such as access prior to construction, hence the provision of a good framework will at least reduce the chances of such occurrences.

6.0 Noise and disturbance

6.1 In response to concerns from neighbouring occupiers relating to excessive noise and disturbance during construction, an informative has been placed on the consent limiting hours of operation. Any excessive noise during the agreed hours of operation is regarded as an environmental services matter and is covered by relevant environmental health legislation.

6.2 In respect of noise and disturbance following occupation of the basement, should excessive noise occur at any point, this would be covered by Environmental Health legislation and would be a matter for the council's Environmental Services team.

7.0 Other Matters

7.1 Party wall matters are not planning matters and are therefore not material considerations in the decision making process. The Party Wall Act 1996 is always available to affected parties.

7.2 Should any damage occur to any neighbouring properties or shared arrangements(meters) during the construction phase or as a result of the development, this becomes a civil matter(between the applicant and the affected parties).

7.3 There are no trees to be removed as part of the works. As this is a Conservation Area, should tree removal be sought, prior consent would need to be obtained by a Tree Works Application. Should any perceived breaches have occurred in recent times, contact can be made with the Council's Enforcement Team who may conduct an investigation.

7.5 The perceived deterioration in physical health resulting from excessive noise, vibration and disturbances arising from the development are again not material planning consideration in the decision making process. As addressed in a Section 6.0 on Noise and Disturbance, Environmental Services Legislation is always available to affected parties. Furthermore a Construction Management Plan has been requested by way of a Section 106 Agreement which will set out agreed hours of operation, noise levels as well as hours of noisy operations.

7.6 The risk of burglary occurring as a result of the difference in garden levels between No.'s 2 and 4 as a result of the development is not a planning matter.

Recommendation: Grant conditional permission subject to a Section 106 Agreement.

dmfk
119 Cholmley Gardens
London
NW6 1AA

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

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

Application Ref: **2014/3136/P**

21 August 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:
**2 Frognal
London
NW3 6AJ**

Proposal:
Excavation of a basement extension with rear lightwell and lowering of the rear garden level, erection of a single storey rear extension at ground floor level, replacement of existing side window to residential flat (Class C3).

Drawing Nos: 1911: - A32_C, A05, A10 B, A12 B, A14 B, A20 B, A22 B, A24 B, A 30 A, A 32 B, A_34_B, A100_E, A102_E, A104_C; 1911: - 100_F, 102_F, 104_D, 200_D, 202_D, 204_C, 300_E, 302_D, 304_D, P2764/BIA/Issue 1.3, Desk Study and Ground Investigation Report J14062 May 2014.

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 1911: - A32_C, A05, A10 B, A12 B, A14 B, A20 B, A22 B, A24 B, A 30 A, A 32 B, A_34_B, A100_E, A102_E, A104_C; 1911: - 100_F, 102_F, 104_D, 200_D, 202_D, 204_C, 300_E, 302_D, 304_D, P2764/BIA/Issue 1.3, Desk Study and Ground Investigation Report J14062 May 2014.

Reason:

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

- 4 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.

- 5 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. It shall be a requirement of the terms of engagement that the appointee certifies compliance with condition 4 to the LPA. 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.

- 6 The roof of the extension hereby permitted shall not be used as a balcony, roof garden, sitting out area or for any purpose of a similar nature without the prior written consent of the local planning authority.

Reason: To protect the privacy of neighbours and prevent overlooking, in accordance with Council policy DP26.

DRAFT

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site 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

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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.

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