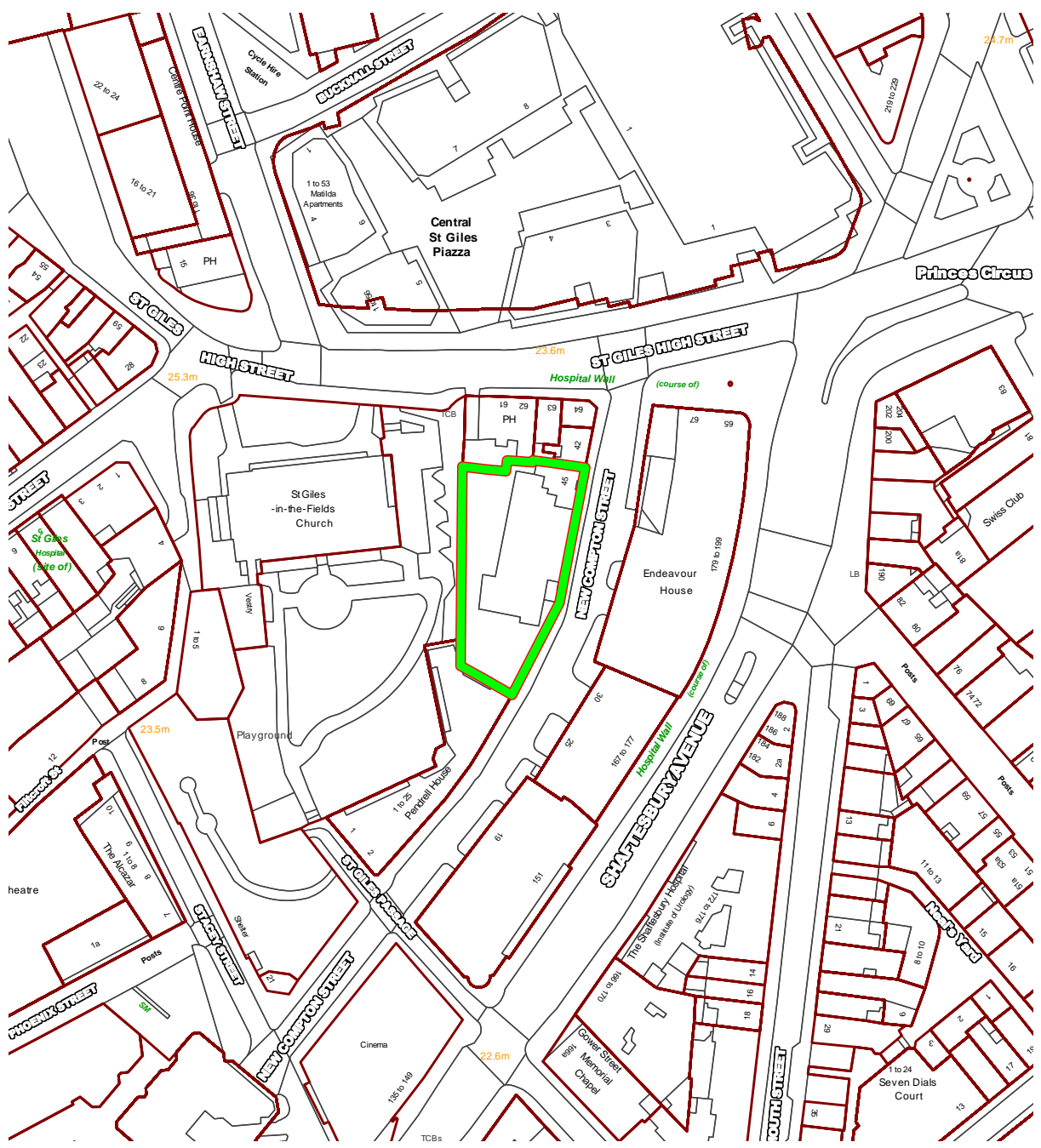


Site Location Plan – 45 New Compton Street



Photos



West side



South side – front elevation – Compton St



New Compton Street & St. Giles High Street



View – north side



View of Rear of nos. 61-65 St Giles High Street

Delegated Report		Analysis sheet	Expiry Date:	28/02/2014
(Members Briefing)		N/A	Consultation Expiry Date:	13/02/2014
Officer			Application Number(s)	
Hugh Miller			2014/0150/P	
Application Address			Drawing Numbers	
45 New Compton Street London WC2H 8DF			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Extension to create an additional 5th floor to provide 3x additional residential flats (1 x 2 bed, 1x3beds & 1 x 4+ bed) with balcony/terrace area to existing residential block (Class C3).				
Recommendation(s):		Grant planning permission subject to s106 Legal Agreement		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	60	No. of responses	06	No. of objections	06
			No. Electronic	02		
Summary of consultation responses:	<p><i>Advertised in Ham & High 01/05/2014, expires 22/05/2014</i></p> <p><i>Site Notice displayed 01/05/2014, expires 22/05/2014.</i></p> <p>63 St Giles High Street – Objection</p> <ul style="list-style-type: none"> • Concern that new application has been submitted following the refused scheme. • Concern about loss of light, the front elevation (north facing) is already affected by the new blocks at Central St Giles. <p>Officer Comment: <i>a] The refusal/ dismissal of an application by the Planning Inspector does not preclude the applicant from making further applications; especially as it is clear that the principle of the application is supported by the Council's policies. b] See Amenity - paras. 5.1 – 5.6 below - the extension setback, height and setting is considered acceptable owing to not making any significant additional harm to occupiers amenity.</i></p> <p>Phoenix Garden – 21 Stacey St – Objection</p> <ul style="list-style-type: none"> • Concern about the impact on the trees adjacent the site – particularly post development for pruning/ lopping etc. <p>Officer Comment: <i>The proposed roof extension does not pose any harm to the adjacent tree.</i></p> <p>Pendrell House Residents Association – Signed Petition/ Objection – 14 Residents.</p> <p>10/12, 17 Pendrell House New Compton Street – Objection</p> <ul style="list-style-type: none"> • Concern about loss of light owing to the increase in high rise buildings • Concern about loss of privacy. • Privacy screen on SW side would dominate outlook. • Concern about noise disturbance, dirt & dust. • Concern about scale & proportion of proposed development • Proposal will impact negatively on conservation area; • Concern about impact on trees. • Concern that proposed will harm the Grade 1 listed church. <p>Officer Comment: <i>a] See Amenity - paras. 5.1 – 5.6 below - the extension setback, height and setting plus privacy screen are considered acceptable owing to not making any significant additional harm to neighbouring occupiers' amenities; be they privacy, day/sunlight or outlook. Noise disturbance issues are dealt with by the Environmental Health Officers who would instigate The Control of Pollution Act 1974 – this is normally added to the decision notice as an informative indicating hours of operation. b] The</i></p>					

proposal sympathetic design and setting is sufficiently robust not have any negative impact on the Grade 1 listed church.

Flat 23, 45 New Compton St – Objection

- Proposed steel structure will harm the design & appearance of the building also the conservation area as note by the Planning Inspector.
- The proposal lack social housing provision.
- Concern that the building structural stability will be compromised.
- Concern about lack of maintenance to ongoing defects, damp, mould & water penetration.
- Concern about the lack of disable access/ Increased impact on infrastructure.

Officer Comment: *a]The proposed materials comprise glazed and panelled lightweight structural curtain walling, copper toned metal sheeting treated to reduce patination plus stainless steel handrails and glazed panels to the balustrade. Moreover, the Planning Inspector did not object to the use of steel. See Para. 3.3 below. b] The proposal is not within the category/ type that require the provision of social housing. c] The application is largely compliant with the submitted Lifetime Homes assessment. d] The structural stability of the host building is not a material consideration relevant to the determination of the application. e] non-material issues (roof maintenance, mould on ceiling & water penetration) are landlord/tenant matters to be resolved between the freeholder and leaseholders.*

Denmark Street Conservation Area
At time of written report no responses were received.

Covent Garden Community Association – Objection

- Concern the reasons for both Council and Planning Inspectorate refusal from the previous application (2012/3957/P) remain.
- Concern that the roofline of the buildings along New Compton Street. The CGCA notes that English Heritage has placed this area on its Heritage at Risk register, as the conservation area’s character has been significantly eroded by development.
- Concern about loss of light and overlooking for existing residents; such as those in Pendrell House, already live with a sense of enclosure because of previous high-rise development.

Officer Comment: *a] There were 4 reasons for refusal; the Inspector agreed with 2 reasons, roof design and carfree housing. The Inspector and the Council both agreed that privacy screen on the south-west side would minimise harm to occupiers in Pendrell House; and the Inspector recommend that the construction management plan be secured by conditions; b] The proposal sympathetic design and setting is sufficiently robust not have any negative impact on the Grade 1 listed church; c] See comments above regarding impact on Pendrell House occupiers.*

CAAC/Local groups comments:

Site Description

A 4-storey residential building built in 1970's located on the north-west side of New Compton Street, south of the junction with St. Giles High Street and south of a terrace of buildings nos. 61, 62, 63 & 64 St. Giles High St and 42 New Compton St. This terrace of buildings has mixed commercial and residential floorspace uses and provides a screen to the residential block. No.42 New Compton Street, with its mansard roof extension and dormer windows, abuts the application building on the north side whilst on the south side lies Pendrell House, a part 5 and part 6-storey modern residential block of flats.

On the east side of New Compton Street, the buildings are largely of commercial use; however no.30 has mixed use of retail at ground floor level and residential use above.

No.45 New Compton Street also lies due east of St. Giles in the Fields church which is Grade 1 listed and set within its churchyard grounds and provides a dominant view from the north. No. 45 New Compton Street currently comprises 24 self-contained flats (16 x 2 bed; 4 x 1 bed and 4 studios).

Relevant History

July 2002 – PP Granted - Replacement of existing windows with new double glazed units; ref. PSX0204693.

September 2012 – PP **Refused** - Extension to create an additional fifth floor to provide three additional residential flats (2 x 2 bed, 1 x 4+ bed) with balcony/terrace area to existing residential block (Class C3); ref. 2012/3957/P for reasons as follows:

1. The proposed roof extension, by reason of its height, bulk and detailed design would result in an incongruous and obtrusive addition to the existing building that would fail to preserve and enhance the character and appearance of the Denmark Street Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
2. The proposed roof terrace, by reason of its proximity to existing residential units would result in an unreasonable level of overlooking to the existing residential units, which would be detrimental to the residential amenity of existing residents, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
3. The proposed development, in the absence of a legal agreement to secure the submission and implementation of a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians, cyclists and other road users and would be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
4. The proposed development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and promote the use of non-sustainable modes of transport, contrary to policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the

availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.

February 2013 - Appeal lodged to PINS against the Council's reasons for refusal.

July 2013 – Appeal Ref: APP/X5210/A/13/2190100 - Dismissed.

Relevant policies

Core Strategy

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS6 - Providing quality homes

CS11 - Pedestrian and cycling

CS13 - Tackling climate change through promoting higher environmental standards

CS14 - Promoting high quality places and conserving heritage / conservation areas.

CS19 - Delivering and monitoring the Core Strategy

Development Policies

DP2 - making full use of housing

DP5 - Housing size mix

DP6 - Lifetimes homes and wheelchair housing

DP17 - Walking, cycling and public transport

DP18 - Parking standards

DP19 - Impact of parking

DP21 - Development connecting to the highway network

DP22 - Promoting sustainable design and construction

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage / conservation areas

DP26 - managing impact on occupiers and neighbours

Camden Planning Guidance 2011/2013.

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

The London Plan 2011

NPPF 2012

Assessment

1.0 Overview

Appeal decision summary

1.1 As noted above, the refused scheme was dismissed by the Planning Inspectorate in July 2013; and the Inspectors conclusions were largely in agreement with the Council's reasons for refusal. The Inspector agreed the proposed roof extension was unacceptable owing to detailed design grounds and the required legal agreement for carfree housing was acceptable; i.e.; reasons for refusal 1 and 4. Paragraphs 6, 8 & 9 of the Inspectors' assessment dealt with the roof extensions design. Para. 10, also accepts the Councils' view that a privacy screen would address amenity as it relates to Pendrell House; and that the proposed development would not lead to a harmful impact on the living conditions of neighbours in respect of privacy. Paras. 11, 12 & 13 relates to the harm from the roof extension on daylight & outlook of occupiers at St Giles High Street.

1.2 Turning to Planning obligations, paras. 14-16, the Planning Inspector concludes that in this instance a condition could replace the legal agreement with regards to secure the provision of construction management plan without undue harm caused. However, he states that the residential flats should be made carfree by section 106 legal agreement owing to the condition leading to on-street parking stress and that un-enforceability of a condition.

1.3 With the exception of the roof extension setback on the east side, R/O of St. Giles High Street, the current proposal is identical to the scheme refused by the Council and subsequently dismissed on appeal by the Planning Inspectorate.

2.0 Proposal

- ✓ Extension to create an additional 5th floor to provide 3x additional residential flats (2 x 2 bed, 1 x 4+ bed) with balcony/terrace area to existing residential block (Class C3).

2.1 The application was revised during the course of the assessment and revised section and floor plan drawings plus rear elevation of 62 & 63 St. Giles High Street were submitted to address the daylight issue raised by the Planning Inspectorate.

2.2 The current proposal has taken on-board the design concerns raised by the Council that form the reasons for refusal of the previous application; and subsequently confirmed by the Planning Inspectorate.

2.3 The main issues are **a]** design, and impact on the appearance of the building **b]** new residential units, **c]** amenity, **d]** transport, **e]**

3.0 Design

Roof extension

3.1 The host building is a 1970's residential block and is raised above the ground floor erected on pillars comprising flat roof (plus lift over-run) set below raised brick parapet walls on all its elevations. The building's height to the parapet measures approximately 15.4m with 16.83m to the apex of the lift-enclosure. It is lower in height by a single-storey than Pendrell House that lies on the south side. In fact all the buildings on the north side of no.45 New Compton Street are significantly lower in height, while those on the east side are significantly higher.

3.2 The proposed footprint would largely mirror the existing and it would set back on all sides from the raised parapet wall as follows: **a]** the north side 3.5m; **b]** east side (New Compton Street) 700mm, **c]** south side 300mm and **d]** the west side 900mm & 1.7m at its widest area. The applicant states that the narrow setbacks on the south-east & south-west sides were consciously done due to the constraints of the existing air-inlet shafts and that it would not only enhance but would provide a focal visual distraction from the stained elevation of the host building. The proposed roof extension would increase the building height (18.35m) to its apex and would be a storey higher than the neighbouring

Victorian building (no.42); but match the height of Pendrell House (south -west).

3.3 The proposed roof extension has strong horizontal and vertical emphases and will harmonise with the appearance of the host building. The setback of the extension ensures that the proposed multiple window openings at this level can avoid the need to follow the existing window opening pattern on the elevation below or the need to follow the window hierarchy of smaller windows. The extension would comprise glazed and panelled lightweight structural curtain walling, copper toned metal sheeting treated to reduce patination plus stainless steel handrails and glazed panels to the balustrade.

3.4 The application building is visible from its front, rear (from the churchyard) and the exposed south flank side; the setback from visible frontages means that the roof extension appears less visually dominant and more sympathetic in its appearance on the host building; particularly when viewed against no.42 & Pendrell House (1-25). It would also not be visually prominent when viewed in either long or short views from the public realm. The proposed roof extension also largely emulates the detail design of existing building so that it would not harm the appearance of the host building. In terms of design, scale and proportions, use of materials and execution, it is considered that the proposed roof extension would be subordinate to the host building, the terrace of which it forms part and acceptable.

3.5 When compared with the previous extension, the current proposal is considered to have a light-touch both in terms of detailed design and use of materials. It is also considered to be less harmful to the setting of the Grade 2 listed Church building to the west; and is considered acceptable. This proposed roof extension is considered acceptable and would not harm the appearance of the host building, or the character or appearance of the Bloomsbury conservation area. The proposal is in compliance with LDF policies CS14 and DP24 and design advice in CPG1.

4.0 Land Use

Principle of residential use

4.1 The property has 24 existing self-contained flats. There are 16 x 2 bedroom maisonettes, 4 x 1 bed flats and 4 x studio flats between the first and 4th floor levels. The proposal is to create 3 new self-contained flats on the 5th floor (roof level) - 1 x 2 bedroom flat, 1 x 3 bedroom flat and 1 x 4 bedroom flat.

4.2 LDF policy DP2 (f) seeks to maximise the supply of additional homes in the Borough. This application proposes no loss of residential accommodation; only the creation of an additional new flats and is therefore in accordance with this policy.

4.3 Policy DP5 states the Council expects a mix of large and small homes in all residential developments and will seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table. The Dwelling Size Priorities Table indicates that market housing with 2- bedroom units are the highest priority and most sought after unit size. Therefore on balance there would be no objection in principle to the mix proposed in this instance.

Residential development standards

4.4 Under LDF Development Policy DP6, all new housing should be built to Lifetime Homes standards. The applicant has submitted a Lifetime Homes assessment in conjunction with the application. This indicates that the approach to all main entrances of the residential block is level, step-free with lift access to the existing 4th floor level. The submitted information indicates that all the proposed flats are on one level and the proposed approaches to entrance criteria can be met. However there would be no lift access to the proposed flats which is accessed by staircase. The proposal would be largely compliant with the 16 criteria and would be compliant with policy and CPG. As a 5th floor/ roof extension accommodation, it is considered that the Lifetimes Homes criteria broadly reflect DP6 requirements and is acceptable.

4.5 Development Policy DP26 (h) states that we will require developments to provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity

space.

4.6 The proposed conversion would create a single large 3 self-contained flats. The net floor areas of the proposed self-contained flats are Flat 1 – 91sqm; Flat 2 -142sqm & Flat 3 – 70sqm approximately. The general layout and size of the proposal is considered to be consistent with Council policy DP5, which in its justification considers that large homes with 3 + bedrooms or more should be provided.

4.7 The proposed residential flats are satisfactory and are in compliance with LDF policies and CPG guidelines.

5.0 Amenity

Pendrell House/ windows & roof terrace

5.1 At approximately 11.0m away on the south west side lies Pendrell House. It has kitchen and bedroom windows that are orientated due north-east and living room windows due north. The kitchen & bedroom windows are located directly opposite windows of living rooms in the flank wall of the host building whilst the bay-window provides an acute angle of view from existing windows at the application site. The CPG considers that 18m is a reasonable distance to prevent overlooking. In this case there would be a limited additional loss of privacy with windows directly opposite each other as the existing kitchen windows in Pendrell House are of a smaller size which would enable limited reciprocal views and the bedroom windows' acute angle of view would also minimise the impact on the occupiers' amenity. In this instance, the additional bedroom windows at roof level would not significantly alter this relationship of intervisibility between both residential buildings on these flank walls. On balance therefore, it is considered that there would be not any significant additional harm to amenity via loss of privacy.

5.2 The proposed roof extension would be largely glazed and including roof terraces on the north-east and north - western sides. There is also an existing roof terrace at Pendrell House which provides views of occupiers at the host building. The section of rear roof terrace on the SW side closest to Pendrell House is approximately 10m away; and to mitigate harm to residents amenity a privacy screen would be erected; and this is considered acceptable as acknowledged by officers for the previous refused scheme and also by the Planning Inspector in his dismissal assessment. Owing to this measure, it is considered that the proposed would not cause unacceptable overlooking and loss of privacy to residential occupiers at Pendrell House and is compliant to CPG and to DP26.

Rear of residential properties at Nos.61, 62 & 62 St. Giles High St.

5.3 At nos. 61, 62 & 63 the windows in the rear flank elevation are orientated due south and are associated with non-habitable rooms (bathroom / w.c. and or the staircase). A narrow gap that ranges between 3.0 and 7.0m separate the host building 'dog-leg' footplate from the closet wings and main rear elevation of nos. 62 and 63.

5.4 Day/sunlight: The proposed extension would set back approximately 7m from the rear flank wall of no.63; and also set back 3.5m from the inner side of the parapet of the east flank wall of the host building. The height of the proposed extension would not project above the projected 25 degree line when taken from the centre of the window at no.63; as set out in the applicant submitted drawings and day/sunlight report which, demonstrate that the proposed roof extension would be sufficiently far away not to cause any additional significant harm to occupiers' amenity in terms of loss of sun/daylight. Thus the combined amended roof design plus increased setback is considered an improvement on the current proposal and is acceptable.

5.5 Outlook: The Planning Inspector raised some concerns about impact on outlook to occupiers at no.63. However, CPG6 paragraph 7.9 states, "*Outlook is the visual amenity enjoyed by occupants when looking out of their windows or from their garden. How pleasant an outlook is depends on what is being viewed. For example, an outlook onto amenity space is more pleasant than an outlook across a servicing yard. You should design developments so that the occupiers have a pleasant outlook. You should screen any unpleasant features with permanent landscaping*".

It is considered that the outlook from the existing windows at 63 varies and depends on which window observation occurred. The outlook is also shaped owing to the varied distance between the 'dog-leg' flank wall, which is largely of the host building. With the extension setting back it is considered that the proposed roof extension would not cause any significant additional harm to residential occupiers' outlook and the proposed is considered acceptable.

5.6 Noise disturbance: The general location and size of the proposed roof terrace is considered not to cause any significant material demonstrable harm to the neighbouring occupiers and is satisfactory.

6.0 Highways Transport

Cycle storage / carfree housing / construction Management Plan (CMP)

6.1 The site is located on the south-east side of New Compton Street, to the east of St. Giles Passage and west of the junction with St. Giles High Street. The property currently comprises existing residential flats.

6.2 Camden's Parking Standards would normally require residential cycle parking to be provided in (2 spaces per 3+ bedroom unit). The submitted plans exclude space for cycle storage even though space exist at the ground floor level which current provides private residential car parking spaces, which the applicant admit in the Design and Access Statement is hardly used. Thus although not a reason for refusal, the applicant should in future application include cycle parking/storage spaces in line with the Council's policies.

6.3 The proposed would be located south-west of St. Giles High Street, east of St. Giles Passage and north of Shaftesbury Avenue also close to underground stations and bus routes. The building is located within on-street parking control with good public transport accessibility. The application site has a Public Transport Accessibility Level of (PTAL) of 6b (excellent) and is within a Controlled Parking Zone. The site is within the 'Clear Zone Region'. The proposal is for the provision of new self-contained flats. It is therefore considered that in accordance with policy, as the proposal results in the creation of new residential flats, they should be designated as car-free through a S106 planning obligation. However as the proposed roof extension is unacceptable, the applicants' willingness to enter the agreement would not have been sought in this instance and this will form a reason for refusal.

Construction Management Plan (CMP) - Revised

6.4 As noted above, the Planning Inspectorate concluded that a condition to manage the sites transport servicing of the development works was reasonable rather than the Council's customary s106 legal agreement. In keeping with the Inspectors conclusion, the Council's revised template of the CMP is attached as an informative.

6.5 Where it's considered expedient and necessary, a Construction Management Plan (CMP) would be required to manage the development's impact on the highway network. The proposal includes the erection of a 5th storey in the form of a new roof. This will result in a large number of construction vehicle movements to and from the site, which would have a considerable impact on the local transport network. The site is located adjacent to St. Giles High Street, which operates a Bus Termination, including loading and unloading restrictions that would impact on the construction timings. The overall scale and kind of this development is not considered to require a full CMP, in order to mitigate any adverse impacts. The Revised CMP would be secured via condition.

Conclusion

The proposed roof extension now with an appropriate design is considered acceptable, and would not harm the appearance of the building or the conservation area. The proposed self-contained flats are in compliance with policies and CPG guidelines and are considered satisfactory. The proposed extension is considered not to have any negative impact on neighbour amenity and is acceptable.

Recommendation: Grant planning permission subject to s106 legal agreement with heads of terms

as follows:

- Carfree housing,
- Cycle storage provision,

DISCLAIMER

Decision route to be decided by nominated members on Monday 11 August 2014. For further information please click [here](#)

RM Partnership
The Laurels
Lynn Road
Stoke Ferry
Kings Lynn
Norfolk
PE33 9SWApplication Ref: **2014/0150/P**

07 August 2014

Dear Sir/Madam

DRAFT
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:
45 New Compton Street
London
WC2H 8DF

Proposal:

Extension to create an additional fifth floor to provide three additional residential flats (2 x 2 bed, 1 x 4+ bed) with balcony/terrace area to existing residential block (Class C3).

Drawing Nos: Location plan; 0814/100; 0814/100; 0814/100; 0814/100; 0814/100;
0814/200 J; 0814/201 D; 0814/202 B; 0814/205 D; 0814/206 A; 0814/207; Design &
Access Statement; Lifetimes Homes; Sun/daylight Report**DECISION**
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 [Location plan; 0814/100; 0814/100; 0814/100; 0814/100; 0814/100; 0814/200 J; 0814/201 D; 0814/202 B; 0814/205 D; 0814/206 A; 0814/207; Design & Access Statement; Lifetimes Homes; Sun/daylight Report]

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

- 4 Before the development commences on site, 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) Measures to minimise air and noise pollution from construction works
 - i) Any other relevant information.

The relevant part of the works shall be carried out in full accordance with the CMP 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 DP26 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 be 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 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 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 With reference to condition number 4, you are advised to contact the Council's Section 106 Legal Agreement Monitoring Officer for more advice on the contents of the Construction Management Plan. Regeneration and Planning Culture and Environment; London Borough of Camden;
Telephone: 020 7974 3995; Web: <http://www.camden.gov.uk/>
Town Hall Extension (Culture and Environment)
Argyle Street, London 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