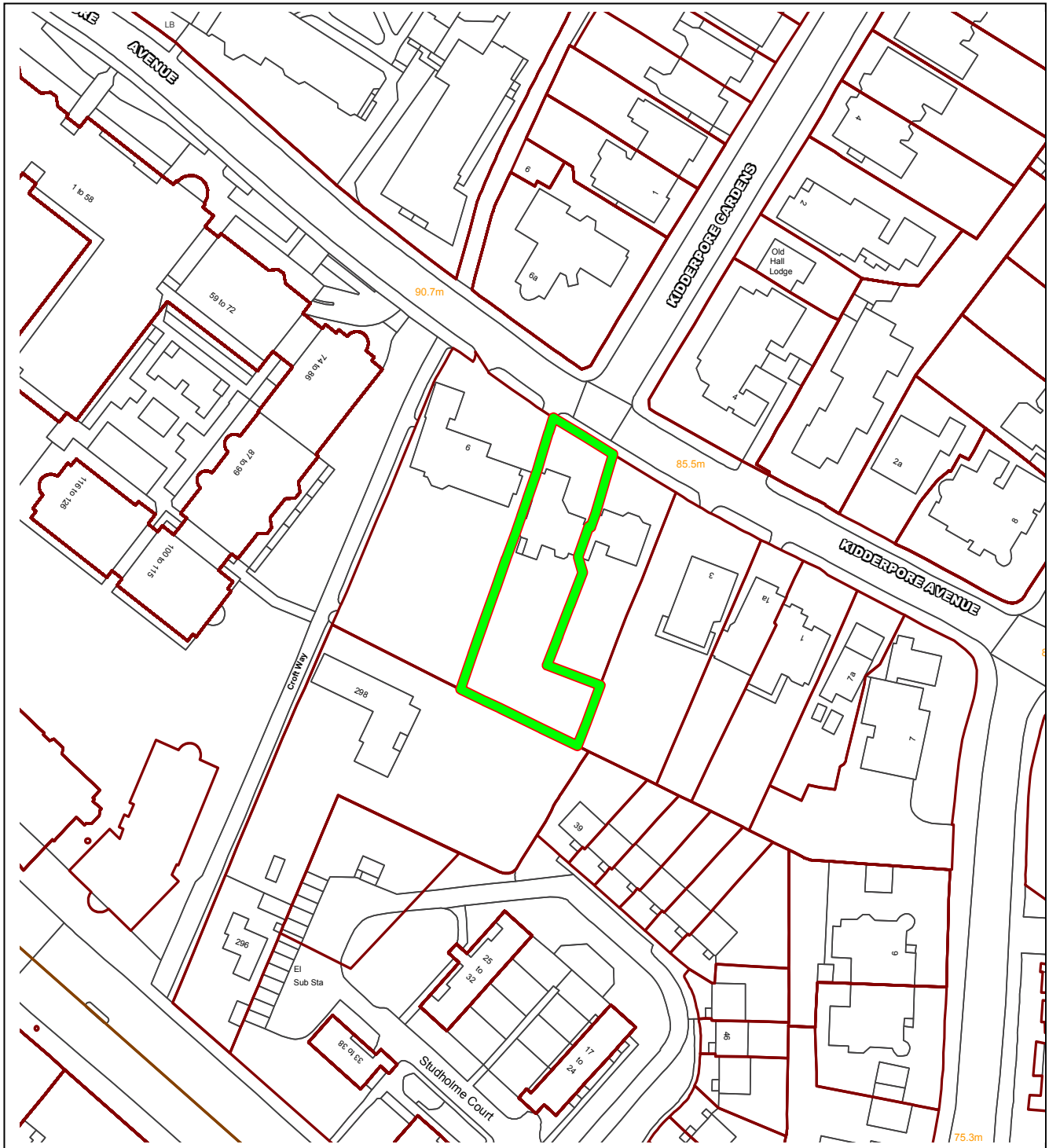


## 2014/4410/P – 7 Kidderpore Avenue



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Photo 1: Rear elevation



Photo 2: Rear elevation with mounded garden in view.





Photo 3: CGI of proposed extension



Photo 4: Existing outbuilding in rear garden



<b>Delegated Report</b> <b>(Members Briefing)</b>		Analysis sheet		Expiry Date:	21/10/2014
		N/A		Consultation Expiry Date:	25/09/2014
Officer			Application Number(s)		
Seonaid Carr			2014/4410/P		
Application Address			Drawing Numbers		
7 Kidderpore Avenue London NW3 7SX			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
<b>Proposal(s)</b>  Works of excavation to create a new basement floor level at the rear, including installation of glass balustrade and rooflights at garden level, alterations to front and rear windows & doors, and landscaping works to rear garden and front driveway.					
<b>Recommendation(s):</b>		Grant conditional planning permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	08	No. of responses	01	No. of objections	00
			No. Electronic	01		
Summary of consultation responses:	<p>A press notice was published on 04 September 2014 expiring 25 September 2014 and a site notice was displayed on 28 August 2014 until 19 September 2014.</p> <p>One letter of comment has been received a summary of which is provided below:</p> <ul style="list-style-type: none"><li>We do not object to the proposed development but strictly on the following conditions:<ul style="list-style-type: none"><li>It does not create overlooking, from the plans it is not objectionable on this account.</li><li>Appropriate hydrological survey to ensure there is no affect on underground or surface water channels.</li><li>Adequate engineering design and information to ensure no damage to our house.</li></ul></li></ul> <p><b>Officer response:</b></p> <ul style="list-style-type: none"><li>The issue of neighbour amenity is addressed within section 5.</li><li>The applicant has provided a full BIA which includes a hydrological survey in Appendix B.</li><li>The basement development is assessed within section 4.</li></ul>					
CAAC/Local groups comments:	<p><b>Redington/Frognaal CAAC</b> have objected on the following grounds:</p> <p><u>Rear Extension</u></p> <ul style="list-style-type: none"><li>Despite the size of the garden, we dislike basement extensions into it to ensure any basement extension permitted has full growing soft landscaping and minimal hard landscaping.</li><li>We see no report on the effect on trees.</li></ul> <p><u>Front Driveway</u></p> <ul style="list-style-type: none"><li>We do not support the increase in hard landscaping.</li><li>We consider the space provided is for 2 cars maximum and therefore soft landscaping can be increased markedly.</li></ul> <p><b>Officer Response:</b></p> <ul style="list-style-type: none"><li>During the course of the application an amendment was sought which results in 2sqm increase in soft landscaping to the front garden area by introducing new flowerbeds.</li><li>The area where cars can be parked would be increased by 2sqm at the point adjacent to the entrance due to the removal of part of a flowerbed, this would not increase the number of cars that can park on site.</li></ul> <p><b>Heath and Hampstead Society</b> have objected on the following grounds:</p> <ul style="list-style-type: none"><li>The quality of the design is poor and does not take the character of the existing house into account. The house is listed as a positive contributor to the conservation area, we take particular exception to the large and unnecessary areas of glazing, and the obtrusive glass balustrading in the garden.</li><li>The lengthy BIA makes no mention of the effect on adjoining houses.</li><li>The paving over of the front garden area and widening of the existing driveway are extremely harmful to the street character of this part of the conservation area. The loss of the soft landscaping would be damaging to the green character of the area, especially the tree loss along the boundary with No.9.</li></ul> <p><b>Heath and Hampstead Society Tree Officer</b> has objected on the following grounds:</p> <ul style="list-style-type: none"><li>The existing driveway is already oversized for the house frontage and has parking for 3 cars despite being two units.</li><li>Increasing hardstanding and reducing soft landscaping is against SUDS</li></ul>					

	<p>recommendations in a road where run-off goes to Finchley Road which is acknowledged as flooding in 2002.</p> <ul style="list-style-type: none"> <li>• Creating parking for 3 large cars will encourage use of larger cars where roads are narrow for passing parked cars and coping with construction lorries.</li> <li>• Change from gravel to natural stone will worsen the case for SUDs and make the front garden look even more oversize, bleak and less contained. Stone will accentuate the grey 'sea of stone' effect.</li> <li>• Since the laburnum was diseased and virtually dead its removal would normally be accompanied by a condition to replace. The Tree Officer should consider this case to be a DD notice and ensure the laburnum is replaced.</li> <li>• I consider Camden should go further and request more flowerbeds in this area, nearer the house and over the brick block area to mitigate against the loss of soft landscaping at the rear of the house. Assisting drainage in the area that already makes too large a contribution to flooding in Finchley Road and Fortune Green and West Hampstead area.</li> </ul> <p><b>Officer Response:</b></p> <ul style="list-style-type: none"> <li>• An amendment has been sought which results in an increase in soft landscaping on site to address previous concerns.</li> <li>• Design issues are addressed within section 3 below.</li> <li>• Tree considerations are address in section 7 below.</li> <li>• The development would not increase the number of cars that could park on site.</li> </ul>
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## Site Description

The site comprises a three storey (including habitable loft level) detached proposed located to the southern side of Kidderpore Avenue. The property accommodates two self contained units.

To the rear elevation the property has previously been extended at both ground and first floor level with little of the original features of the property remaining evident at the rear elevation. The property has also been extended to both sides with single storey additions.

The property benefits from a large rear garden which is 'L' shaped, to the rear of the garden is an existing outbuilding which was given planning permission in 1991.

The site is located within the Redington Frognaal conservation area, the building is not listed but it is considered to make a positive contribution to the conservation area.

## Relevant History

**9100893** - Erection of a single storey extension at ground level side and rear together with the erection of a timber summer house in rear garden to be used ancillary to the main dwelling unit. Permission granted.

**2014/4009/T** - FRONT GARDEN: 1x Laburnum: Fell to ground level. REAR GARDEN: 1x Oak: Reduce by 25% and lift to clear out-building. Tree application granted.

## Relevant policies

### The National Planning Policy Framework (2012)

### The London Plan (2011)

### LDF Core Strategy and Development Policies (2010)

CS1 (Distribution of growth)  
CS4 (Areas of more limited change)  
CS5 (Managing the impact of growth and development)  
CS14 (Promoting high quality places and conserving our heritage)  
DP24 (Securing high quality design)  
DP25 (Conserving Camden's heritage)  
DP26 (Managing the impact of development on occupiers and neighbours)  
DP27 (Basements and lightwells)

### Camden Planning Guidance

CPG 1 Design  
CPG 4 Basements and lightwells  
CPG 6 Amenity  
CPG7 Transport  
CPG 8 Planning obligations

### Redington/Frognaal Conservation Area Statement (2000)



## Assessment

### 1. Revisions

1.1 During the course of the application a revision was sought to amend the alterations to the front garden as follows:

- Reduce the loss of soft landscaping to 1.9sqm by not reducing the existing flowerbed and front boundary wall as much as originally proposed.
- Introduce two new flower beds directly to the front of the property providing an additional 4sqm of soft landscaping.

### 2. Proposal

2.1 As the property exists there is a raised patio area to the rear of the property which is 1.3m above the garden level, this patio area projects 2.6m from the rear elevation of the property. The proposed development would extend the existing raised patio by a further 3m and excavate under the area to form a basement level within the garden and not under the footprint of the property. The area around the extension would then be landscaped with steps which accommodate planting. The roof of the basement would be used as a patio with a glass balustrade to surround the terrace area.

2.2 The basement would have a floorspace of 118.6sqm, and involves excavating 3.5m below the current patio level and 2.1m below the natural ground level as it lies adjacent to the existing patio.

2.3 To the ground floor level it is proposed to remodel the side and rear extensions with an increase in height of the side extension to meet the height of the rear extension, an increase in height of 0.5m. The rear elevations would remain on the existing building line with the facades being altered to accommodate full height glazed sliding doors. The glazing would terminate in line with the side elevation of the building, adjacent to this there would be a new wall with layers of red brick, similar in design to that found in the landscaping of the basement but the brick would be to the same colour as the main property.

2.4 To the front of the property it is proposed to remove 1.6m wide section of the front boundary wall and 1.9sqm of a flowerbed adjacent to the section of the wall to be removed. It is also proposed to introduce two new flowerbeds adjacent to the front of the property providing 4sqm of soft landscaping. The existing gravel and paving would be replaced with new pervious paving on a gravel substrate. As existing the front garden area has 98.5sqm of hardstanding, the proposed development would result in 96.5sqm of hardstanding, a loss of 2sqm of hardstanding due to the introduction of flowerbeds adjacent to the house.

### 3. Design

3.1 The host building has been extended throughout time, one of the only original features of the property to be retained is the bay window at ground and first floor levels, other than this there have been extensions to the ground and first floors. This bay feature would not be altered as part of the part of the proposed development.

3.2 The proposed basement development would be expressed via two glazed doors and a fixed panel of glazing facing into the rear garden. It is considered the basement development has been well considered to take account of the existing topography of the site to accommodate another area to the dwelling without it appearing as a dominant extension to the property but rather one that moulds into the rear of the property respecting the proportions of the host building.

3.3 In terms of scale of the proposed works at basement level extension, by virtue of its siting, expression and design with the development being landscaped into the property and garden it is considered the extension would offer a contemporary addition to the property which would not detract from the upper levels of the property. The integrity of the original in the rear elevation has been largely obscured by way of previous extensions, however the proposed development is not considered to cause any further loss of the integrity of the property.

3.4 In respect of the installation of full height glazing to the rear extension, the applicant has provided a

photograph from the 1970s which shows the rear extension with two full height glazing panels and one sliding door, as such the existing fenestration is not original and is not considered to be of significant architectural merit to warrant its protection. It is considered that the proposed glazing would not appear as an incongruous addition to the property but would integrate well with the other alterations made to the building, namely the glazed extension at first floor level.

3.5 With regard to the works to the front of the property, it is considered the proposed alteration to the front boundary wall is modest when considered in the context of the surrounding front boundary treatments and would not cause harm to the character and appearance of the surrounding conservation area. Furthermore, the removal of the front boundary wall is permitted development event though the property is not a single dwelling as flats benefit from permitted development rights for the removal of boundary treatment regardless of whether the site is within a conservation area or not.

3.6 In respect of the alterations to the front garden area, as existing there is 98sqm of hard landscaping including gravel, concrete paving and brick block paving, the development would provide 97sqm of hard landscaping in the form of new pervious paving laid on a gravel substrate to ensure there would be no additional water run-off. Given there would be a very small change in the level of hard landscaping to the front of the property it is considered it would not cause harm to the character of the garden area.

3.7 When considering the use of paving within the surrounding area it is noted that a number of the neighbouring properties have their front gardens treated with paving stones, including Nos.1, 1a, 3, 5 and 9 on the same side of the road as the application site and Nos.2a, 4 and 6a similar to what is proposed within this application. As such the proposed development would not harm the character and appearance of the surrounding conservation area.

3.8 It is considered the materials used in the proposed development will be key to ensuring the success of the project, as such a condition is recommended for samples of all materials to be provided on site for inspection.

#### **4. Basement**

4.1 Policy DP27 and CPG4 state that developers will be required to demonstrate with methodologies appropriate to the site that schemes for basements maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and run-off or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.

4.2 A Basement Impact Assessment (BIA) has been submitted prepared by Price & Myers. On site investigations were undertaken in June 2014 which consisted two boreholes dug to a depth of 4.7m and 5m below ground level.

#### **Groundwater**

4.3 At the screening stage the BIA identified the following points to be taken forward to scoping:

- The site is within 100m of a watercourse, well or potential spring line.
- There would be a change in the proportion of hard surface.
- More surface water would be discharged to the ground.

4.4 On site investigations did not find groundwater at a depth of either 4.7m or 5m below ground level.

4.5 There would be a 30sqm reduction in soft landscaping on site as a result of the basement development. The site benefits from a large garden area measuring over 400sqm(not included the area where the existing outbuilding is located) as such the reduction of 30sqm would not prevent groundwater movement on or around the site.

4.6 Furthermore there would be more surface water discharged to the ground however given the large rear garden and scale of the basement it is considered the additional surface water would drain into the remainder

of the garden area without causing a rise in groundwater levels on site or the surrounding area.

### Slope Stability

4.7 At the screening stage the BIA identified the following points to be taken forward to scoping:

- London Clay is the shallowest strata at the site.
- The proposed basement would increase the differential depth of foundations relative to neighbouring properties.

4.8 The boreholes dug onsite showed that made ground was found at a depth of 0.3m and consisted of fine sandy silty clay with occasional gravel. The remaining depth of the boreholes found London Clay to form the soil below ground.

4.9 The basement would extend 1.8m below ground at the point of the existing garden level and 3.5m below the existing patio level. With regard to the stability of neighbouring properties, the BIA has noted that due to the scope of works, the maximum heave and long term swelling was anticipated to be in the order of 5mm or less.

### Surface flow and flooding

- There would be a change in the proportion of hard surfaced/paved areas.

4.10 There would be a reduction in 30sqm of soft landscaping due to the basement development. The BIA considers that a SUDS system would not be effective as the soils underlying the site are effectively impermeable. As such it is proposed that water is discharged into the existing surface water network. As such foul water would need to be pumped from the basement to ground level, then discharged into the existing foul water system.

### Basement conclusion

4.11 In light of the above it is considered that the proposed basement excavation would not cause harm to the built and natural environment and would not result in flooding or ground instability. A condition is recommended which secures details of a qualified engineer who will oversee the development to be submitted to the Council for approval.

## **5. Amenity**

5.1 Due to the nature of the proposed works, with the basement not extending above the level of the existing patio there would be no impact on the levels of light received by neighbouring properties, neither would the development cause harm to the outlook of neighbouring residents, given its scale and siting.

5.2 With regard to privacy, as the development adjoins the boundary with No.3 the development would extend the existing terrace along the boundary with No.3. There is an existing boundary wall, when measuring this against the proposed development it would measure between 1.3-2.5m in height from the finish floor level of the terrace. There would be a slightly increased opportunity to look into the rear of the neighbouring property, however this opportunity already exists by standing on the steps at the application site and looking back into No.3. Furthermore the rear elevation of the room at No.3 is not the primary outlook to this room, which is via the side elevation which looks onto a patio area of No.3. As such the proposal is not considered to cause harm to the privacy enjoyed by these neighbouring residents.

5.3 On the opposite site the side borders No.9, views to this property from the terrace would be prevented by the terrace being angled away from this neighbouring boundary and also due to the rear extension at the application site projecting 4.3m beyond the rear elevation of No.9. As such there would be no impact on the privacy enjoyed by these neighbouring residents.

## **6. Transport**

6.1 The application site is located within an area with a PTAL of 2 with poor access to public transport, the site

is also within Controlled Parking Zone(CPZ) CAS.

6.2 Due to the level of excavation works involved which is relatively minimal; it is considered that the construction management statement could be secured via condition rather than a Section 106 legal agreement.

6.3 To the front elevation, it is proposed to removal 1.6m of the front boundary wall with the purpose of improving manoeuvrability in and out of the site. The proposed works would not enable more cars to park on site nor would it result in the existing cross over being extended. However there would be a small area of pavement which is currently covered in paving stones and would benefit from being covered in tarmac as vehicles would begin to drive over this area of the pavement. Given the area is only 1.1sqm, a Grampian condition is recommended rather than a Section 106 to ensure the applicant funds the repaving the area.

## **7. Trees and landscaping**

7.1 The objections noted above were received prior to the amendments being accepted with regard to the alterations to the front garden area, to increase the number of flower beds proposed and see less of a reduction in the flower bed to the left of the entrance to the site. The development would not increase the number car parking spaces on site only ease vehicle movement in and out of the site.

7.2 As noted within the history section the laburnum tree within the front garden has permission to be removed under application 2014/4009/T. The trees officer does not consider it necessary to secure a replacement tree as part of the development.

7.3 The development would decrease hard standing on site by 1sqm given the revisions included the provision of two additional flowerbeds adjacent to the house. With regard to additional run-off, the paving stones would be laid on a gravel substrate to allow water to drain through the paving stones as such there would be no additional rain water run-off. To ensure the materials would be fully permeable a condition is recommended to secure full details of hard and soft landscaping.

## **8. Recommendation: Grant conditional permission**

**DISCLAIMER: Decision route to be decided by nominated members on 17<sup>th</sup> November 2014. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**



Ms Leyla Ahramian  
LHQ Services Ltd  
7 Kidderpore Avenue  
London  
NW3 7SX

Application Ref: **2014/4410/P**  
Please ask for: **Seonaid Carr**  
Telephone: 020 7974 **2766**

12 November 2014

**DRAFT**

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**7 Kidderpore Avenue  
London  
NW3 7SX**

**DECISION**

#### Proposal:

Works of excavation to create a new basement floor level at the rear, including installation of glass balustrade and rooflights at garden level, alterations to front and rear windows & doors, and landscaping works to rear garden and front driveway.

Drawing Nos: 1302-P-0001- Rev A, 1302-P-0002, 1302-P-0003, 1302-P-0004, 1302-P-0005, 1302-P-1001, 1302-P-1002 Rev B, 1302-P-1003, 1302-P-2001, 1302-P-2002, 1302-P-3001-Rev A, Basement Impact Assessment by Price & Myers dated August 2014 and Arboricultural Impact Analysis by Skerratt.

The Council has considered your application and decided to grant permission subject to the following condition(s):

#### 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: 1302-P-0001- Rev A, 1302-P-0002, 1302-P-0003, 1302-P-0004, 1302-P-0005, 1302-P-1001, 1302-P-1002 Rev B, 1302-P-1003, 1302-P-2001, 1302-P-2002, 1302-P-3001-Rev A, 1302-P-3002 Rev A, Basement Impact Assessment by Price & Myers dated August 2014 and Arboricultural Impact Analysis by Skerratt.

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
  - a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills and external doors;
  - b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site), including those to be used to the front garden area.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The

approved panel shall be retained on site until the work has been completed.

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.

- 6 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 if landscape details of the London Borough of Camden Local Development Framework Development Policies.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

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

- 9 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 10 No development shall commence before a contract has been entered into with the Local Highway Authority to secure the repaving of the area of public highway directly adjacent to the front boundary wall which would be removed as part of this development, said area would adjoin the existing crossover. The development hereby permitted shall not be occupied until the works that are the subject of that contract have been completed.

Reason: To ensure that the pedestrian environment is improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and Policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.



- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment