

2 Oakhill Avenue



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Front elevation no. 2



Front elevation with no. 4



Existing side elevation



Side elevation no. 4



Side elevation no. 4



Rear elevation



Relationship with no. 4



View towards garden from rear balcony



Fallen Mimosa (T4)



Opposite architecture

Delegated Report Members' Briefing		Analysis sheet		Expiry Date:	23/12/2013
		N/A		Consultation Expiry Date:	27/11/2014
Officer			Application Number(s)		
Tania Skelli-Yaoz			2013/6162/P		
Application Address			Drawing Numbers		
2 Oakhill Avenue London NW3 7RE			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Basement excavation and extensions to rear and side in connection with conversion of existing single family dwelling into 2 x 3 bedroom maisonettes (Class C3).					
Recommendation(s):		Grant conditional planning permission subject to Section 106 legal agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	14	No. of responses	09	No. of objections	09
			No. electronic	00		
Summary of consultation responses:	Following the submission of revisions and an amended Certificate B the application was re-consulted on, the letters to adjoining neighbours were sent 3/11/2014 expiring 17/11/2014.					
	Press Notice re-advertised 6/11-27/11/14 Site Notice re-displayed 5/11/14-26/11/14					
	The re-consultation resulted in <u>3 Objections</u> . The summary of responses raises concerns over: <ul style="list-style-type: none">- Harm to visual amenity and appearance of CA; lack of architectural merit.- Harm to residential amenity; Loss of natural light; Noise and disturbance during construction.- Basement: subsidence, groundwater movement and insufficient evidence regarding long-term impacts, concerns over damage remediation responsibilities.- Transport: what is the duration of the car-capping (CC)? and ways to enforce; Car parking stress.- Concerns over security.					
	<u>Officers' comments:</u> <ul style="list-style-type: none">- <u>Design/CA</u>: The impact on the proposal on the streetscene and CA has been addressed in the Design/CA assessment section 4.0 of the main report.- <u>Amenity</u>: The proposal has been considered to comply with policy DP26 subject to conditions as per section 8.0 below.- <u>Basement</u>: The impacts of the basement construction have been assessed externally, internally and re-assessed independently in accordance with policy DP27. The proposal is considered acceptable subject to a standard basement condition for all works to be supervised by a qualified engineer.- <u>Transport</u>: The site is to remain car-capped in perpetuity by legal agreement. The Council's Parking team will not issue car parking permits.- <u>Security</u>: If this concerns regards loss of personal security, the proposed conditions at the rear and side are no different from the existing. If this concerns basement instability please refer to the basement section assessment.					

Original consultation dates and responses:

Press Notice advertised on 7/11/13

Site Notice displayed 1/11/13 to 22/11/13

9 objections were received from local residents and these concerns the main issues as categorised below:

Design & conservation:

- Harm to visual amenity and appearance of CA.
- Overdevelopment.
- The proposal states that the roof slope will match that of 2b but it seems significantly steeper.
- Roof extension results in jarring and unsatisfactory relationship with no. 4 and with the group context and compounded by being proposed different to that at 2b.
- Proposed replacement windows differ to the other in the terrace at all floors including fenestration and materials in relation to whole terrace and pay no regard to host building.
- CGP4 section 2.64 required basement windows to relate to facade above which the proposal doesn't.
- No materials to largest proposed facade.
- Drawings do not include adjacent buildings in context.

Residential amenity:

- Harm to residential amenity.
- Loss of sun in no. 2c garden and sense of enclosure by basement extension.
- Overlooking from top terrace into garden extension.
- Loss of daylight to one of bedrooms and study in 2c Oakhill Ave.

Car parking stress:

- 2 existing spaces: 1x garage and 1x in front of garage. Loss of garage is unacceptable as loss of 1x parking space and creation of 1x additional dwelling is proposed.
- Car free by Legal Agreement is requested.
- No cycle storage.

Impact of basement construction:

- Basement uncharacteristic in area.
- Concerns over groundwater impact re basement.
- Request independent assessment; concerns over instability and groundwater implications.

Officers' comments:

- Drawings have been revised to show context to adjoining site
- Roof extension omitted
- Width of rear extension reduced
- Basement fenestration aligns with that above
- Materials are annotated
- Aluminium window and door frames are considered acceptable as replacement to UPVC framework
- No loss of daylight and sunlight will result to no. 2c as the boundary (timber fence) is to be replaced like-for-like, the roof addition is

	<p>omitted and the ground floor level extension (i.e. the enclosure of the rear balcony) is set within the building line of no. 2c and does not project beyond.</p> <ul style="list-style-type: none"> - Car parking issues addressed by legal agreement to secure site as car-capped; 1 parking permit retained as existing for upper maisonette - Cycle storage has been partly addressed and will be further addressed by condition - Independent BIA has been commissioned and assessed. - Suitable condition to address structural implications is recommended
CAAC/Local groups comments:	<p><u>Redington / Frogna! CAAC:</u> objection 'We object on the following grounds: we consider the proposal to be over development in volume and in garden take-up. This harms the verdant nature of the area. The existing ground floor becomes 'upper ground floor' to make way for the basement without change of level of the ground floor; the proposed basement is outside the building footprint and breaks the rear building line of the terrace; the particular bulk does not fit well with the street. Although permeable hard landscaping this is in lieu of much needed green area.'</p> <p><u>Heath & Hampstead Society:</u> Objection. Loss of 2 trees and inadequate BIA.</p> <p><u>Officers' comments:</u></p> <ul style="list-style-type: none"> - Proposed development reduced in scale - Removal of trees assessed and addressed - BIA assessed independently

Site Description

The site is a 3-storey contemporary 1970's residential building which forms part of a set of 3 connected buildings (terraced) on the north-western side on Oakhill Avenue. To its side, a single-storey small garage is attached. The site benefits from a long garden to its rear.

The site is known as no. 2 with 2c to its north followed by 2b. No. 4 Oakhill lies to its south.

The house is not listed and lies within the Redington / Frogna! CA.

Relevant History

Site:

Original pp for this group **1970**.

8804124 - Jan 1989 - pp refused on grounds of proposed roof extension and general proportion of building having an adverse effect on the appearance and visual amenity, large overbearing flank wall and unnatural jump in roof lines etc.

2014/3897/T Willow – no objection to fell.

No. 2b:

8905456 - Jan 1990 – pp for extension with additional floor.

Relevant policies

The National Planning Policy Framework (2012)

The London Plan (2011)

LDF Core Strategy and Development Policies (2010)

CS5 Managing the impact of growth and development

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

CS16 Improving Camden's health and well-being

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

DP17 Walking, cycling and public transport

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

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and lightwells

DP32 Air quality and Camden's Clear Zone

Camden Planning Guidance (as amended 2013)

CPG1 Design

CPG2 Housing

CPG4 Basements and lightwells

CPG7 Transport

Conservation Area Statement Redington / Frognal – January 2003

Assessment

1.0 Proposal

1.1 Permission is sought for basement excavation and extensions to rear and side in connection with conversion of existing single family dwelling into 2 x 3 bedroom maisonettes.

1.2 The extension includes:

- Additional basement floor under existing footprint of building, including under side garage and below ground floor balcony.
- The basement extension extends into the rear garden as an above-ground structure due to the slope of the land (dimensions below)
- The existing ground floor rear balcony is enclosed and results in a first floor rear extension.

2.0 Revisions

2.1 During the course of the application the following amendments were sought:

- Third floor roof extension removed

- Existing fish-scale tiles retained
- Width of rear extension reduced to follow building line of main rear elevation
- Glazing at front lower ground floor reduced in size
- Internal bike storage provided for garden maisonette

2.2 The main considerations with this proposal are:

- Land use
- Design
- Basement implications
- Standard of accommodation
- Neighbour amenity
- Transport
- Trees & biodiversity.

3.0 Land use

3.1 The site is in single 2-bedroom residential use (182sqm) and is proposed to be converted to 2 flats. The proposed garden maisonette has 3-bedrooms over lower ground and ground floor at 198.7sqm and the upper maisonette is 3-bedrooms over 1st and 2nd floors at 147sqm. The proposal will result in additional high-standard modern housing provision in the borough and increase the number of bedrooms from the existing.

3.2 The proposed mix of units includes 2 family sized units which are in medium demand in the private sector.

3.3 Accordingly, the proposal complies with policy DP2 and DP5.

4.0 Design & Conservation

4.1 The building forms part of a group of three 1970s style houses which lie on a slope with no. 2 lying the lowest. No. 2b is the only house in the group that has a 3rd floor roof extension which was granted in 1990. It is not considered appropriate to continue this line of extension as the original buildings already have an established roof line. Other alterations, a basement extension and a rear extension are proposed and are discussed below;

4.2 Front elevation:

- Alterations include a new front porch, basement extension below footprint with lightwell and extension below existing garage. The proposed garage is not higher than the existing.
- The existing garage width is 2.8m and this is proposed to be reduced to 2.5m. The garage area is proposed to be set back to remain subordinate.
- A new glass canopy over the LG floor entrance area is set back. This canopy is in keeping with the design of the house.
- The front 1st floor windows are replaced with full height sliding doors. The existing balustrade is retained.
- A new ramp to the front entrance and also leading to the side entrance at lower level (garden maisonette). Cable wire fencing leading to the front entrance is proposed with soft landscaping and also planting to area within lightwell.

4.3 Rear extension:

- The ground floor is raised at the rear 1.5m above ground level creating an undercroft under the raised balcony at the back. The rear garden steps down a further 1.3m. In total there is a drop of 2.8m from the ground finished floor to the ground level in the rear.
- The rear extension is 5.7m deep from the existing balcony and 2.8m high which is 1.5m higher than the existing raised terrace and steps. The entire rear extension is below the adjoining garden fence and not visible from the public realm. The depth of the rear extension is considered acceptable due to the nature of the sloping ground, the lack of visibility from the public realm and the extensive length of the remainder garden.
- The existing balcony (now upper ground floor) is enclosed to align with building line of no. 2c.
- Section 4.10 and 4.14 of CGP1 recommend that extensions are kept to the width of the original building. The proposal has been revised accordingly and is considered subordinate as a result.
- The existing timber garden fence on the boundary with 2c is to be replaced like-for-like.
- A sedum roof with rooflight is proposed to the rear extension
- the rear elevation is to be rendered with aluminium framed windows

4.4 Side alterations:

- A green roof is proposed to the extended garage with a rooflight over. The existing chimney over is to be blocked and retained.
- 2x new large doors/windows both are to be set below the existing ground floor level and boundary wall level (1x window existing in this location).
- The rear elevation of the LG maisonette side extension is to be rendered with aluminium framed windows.

4.5 Other alterations:

- All three houses have existing front 1st floor white metal balcony balustrades (not shown on existing survey).
- All the existing fenestration in the building is upvc – all is replaced with aluminium fineline framework to perform a higher standard insulation and has less chunky framework. This is considered acceptable in the context of the CA and this group of modern buildings.

4.6 To summarise, each of the new extensions and alterations have been assessed, some revised, and are considered to be in keeping with the character and style of the house and with the character and appearance of the conservation area. The alterations and extensions to this building are of a modern nature and are considered to respect it and the terrace as a whole. The alterations to the front elevations will enhance this part of the conservation area and the extensions to the side and rear are considered subordinate and of no impact on the public realm. Accordingly, the proposal complies with policies DP24 and DP25.

5.0 Basement implications

5.1 The proposed basement is 3.3m deep (including foundations) and runs under the entire footprint of the house and extends further into the garden. However, due to the sloping nature of the site, which slopes down from front to rear and north-east to south-west, the additional depth in the garden area is only 1.9m.

5.2 A BIA by Price & Myers was submitted; the authors' qualifications accord with the requirements of CPG4.

5.3 The BIA identified the site to lie on London Clay where an historical stream was shown roughly 25m to the north, which was covered or culverted by 1985. During the site investigation (including boreholes at 15m deep, 7m borehole and trials pits) groundwater was discovered.

5.4 The assessment found that the proposed depth of the basement will not extend to the location of the old stream. The appropriate construction methods and temporary foundations are recommended

to include underpinning of existing foundations.

5.5 Given the sensitive location of the site and its location on a street identified as at risk of flooding the Council concluded that it requires an Independent Assessment. This was carried out by CCS who has assessed the submitted BIA in accordance with policy DP27.

5.6 Some of the findings concluded that additional information needs to be submitted such as a ground movement analysis and a damage category assessment. An impact assessment for surface flow, a flooding risk and a revised Construction Method Statement (CMS) was also found to be required. In summary, the Independent BIA concluded that a revised BIA should be submitted to address several recommendations made by CCS.

5.7 Price & Myers responded (26/6/14) by confirming that the Burland category for the proposed works would be category 2 (slight) or below and the CMS has been separated from the main BIA report. The response includes comments on various comments made and addressed gaps of information as required. It was confirmed that the Mimosa tree (T4) fell during the early 2014 storms and therefore no longer needs to be addressed as part of the foundations on the boundary with no. 2c. T2 and T5 were also damaged and were removed during recent storms, of which T5 was recently granted permission to be felled (2014/3897/T). It is also advised that the existing drained area (including roofs) is approx. 123sqm and the existing un-drained area of the site is approximately 417sqm. The proposed scheme increases the drained area to approx. 267sqm.

5.8 A revised CMS was submitted and comments were made by letter from GEA (8/7/14) on groundwater issues and act as revisions to the original BIA.

5.9 CCS (Independent assessors) has reviewed the above and satisfied with the revisions. Their only continued assertion was the Ground Movement Analysis needs to be carried-out.

5.10 A Ground Movement Assessment by CGL has subsequently been submitted to address the outstanding comments made by the Independent assessor. The report revised the previous Burland category to category 1 (very slight) damage.

5.11 Accordingly, it is considered that all the recommendations as set by the Independent assessors have been met, with additional information and several revised reports. It is recommended to add a standard basement condition for a qualified engineer to oversee the works once they commence. Due to the comprehensive set of submissions and reviews by the independent assessors in response to the basement proposal and the applicant's comprehensive response to them, it is not considered that further information needs to be secured via a legal agreement in this case. In summary, the proposal is considered to comply with DP27 and CPG4.

6.0 Living accommodation

6.1 All bedroom sizes comply with the standards set in CPG2. All rooms have sufficient daylight levels in accordance with CPG2 and all ceilings heights are over 2.3 m internally.

6.2 Both maisonettes have been designed to accord with lifetime homes standards and the units exceed standards in most converted and newly re-developed units and include amongst other the following provisions:

- Lower ground floor flat has wheelchair access.
- the lower ground floor flat includes an accessible parking space, ramped slopes and an area for a platform lift is designed as part of the scheme.
- A chairlift can be installed.
- Approaches to the entrance is ramped and thresholds between inside and outside will be levelled and openings have clear width of 800mm and lit.
- internal dimensions for corridors are 900mm and 750 mm clear door openings unless in right angle

in which case it is 900mm.

- all rooms have good turning circles of 1500mm diameter or a turning ellipse of 1700mm x 1400mm. -
- outside garden area is accessible at lower ground floor level.
- The garden maisonette has a bedroom with en-suite.
- Grab rails can be fixed to all bathrooms.
- Both maisonettes have the provision for the installation of a stair lift.

6.3 Accordingly, the proposal complies with DP6 and CPG2.

7.0 Transport

7.1 The site lies within the controlled parking zone (CPZ) CA-S and is identified as PTAL 2. The site is in walking distance from public transport services and a range of local community facilities.

Parking

7.2 The site has 2x off-street parking spaces; 1x at the front of the house and 1x in the garage. The front parking space is intended to be retained for the garden maisonette. The upper maisonette is proposed to use the existing car parking permit. This is acceptable and is to be secured as part of the legal agreement with the site as car-capped. This complies with policies DP18 and DP19.

Cycle Parking

7.3 1x parking space is shown for the garden flat internally and 1x is shown externally for the upper floor flat. 2x spaces should be provided for each unit to comply with recent policies. This is considered to be possible to accommodate on site and internally. It is therefore recommended to condition any approval with a condition for details of the cycle parking to comply with policy DP17.

Construction Management Plan

7.4 Due to the extent of excavation, extensions and works of alterations it is proposed to secure a Construction Management Plan via a legal agreement.

7.5 Accordingly, the proposed works comply with the relevant transport policies DP17, DP18, DP19 and DP20.

8.0 Amenity

8.1 As the proposals for the roof extension are omitted concerns over the loss of amenity to adjoining occupiers are reduced to a minimum. The alterations and extension to this building will partly not affect adjoining occupiers and partly improve the current conditions, as follows:

- The Outlook from no. 4 will be improved with a low-tech green wall on the side wall of the garage extension.
- It is recommended to condition the details of the obscure glazing to the rear elevation (as mentioned in the DAS) of the side extension in order to ensure levels of privacy are maintained for the residents at no. 4. Whilst the height of the boundary fence is likely to protect the privacy of all occupiers the obscuring of the upper south-west side of the new glazing will ensure this is maintained in the future.
- The rear side glazing of enclosed balcony is proposed as obscure glazing for the protection of privacy of occupiers at no. 4, including 2x bathrooms high level small windows on side the elevation.
- No loss of outlook and daylight & sunlight will result from this development due to the existing levels of the building maintained below the existing boundary level between nos. 2 & 4.

8.2 Accordingly, the proposal complies with policy DP26 subject to condition.

9.0 Trees and biodiversity

9.1 The existing tarmac to the front area of the house is to be replaced with a permeable surface. Soft landscaping to include a green wall and other planting is proposed to the front and side of the property. All new surfacing to the side and rear of the house is to be permeable and replaces concrete non-permeable slabs. A substantial open garden area is retained.

9.2 There are 6 trees identified in the Arboricultural report in the vicinity of the development site. T1, T2 (lost since the report during stormy water), and T3 will not be affected and will be protected during construction. T4 was a Mimosa (situated within the garden of no. 2c and was approx. 1 m away from the boundary with the site). As mentioned earlier, this tree was lost during storms earlier this year. T5 is a self-set Sallow (Willow) and has been approved for removal earlier this year (2014/3897/T). T6 is an ornamental Holly of no particular merit and is considered acceptable to be lost.

9.3 A standard condition is recommended for the protection of the remainder trees, in particular T1 and T3.

10.0 Waste

10.1 The refuse storage is shown within an enclosed contained and is sited in an area adjacent to the highway where additional storage for recyclables and other storage could be accommodated for both flats. This is therefore considered acceptable.

11.0 CIL

13.1 The proposal result in an addition of 163.7sqm (X 50 = £8185) which are liable to CIL.

12.0 Conclusion

11.1 The proposed extensions and alterations will provide additional housing of modern quality at this site with some alterations to the front elevation, but of the kind that are considered subordinate to the general elevation and group of buildings and not detrimental to the character and appearance of the conservation area. The side garage remains subordinate to the main building and the rear extension is not visible from the public realm. The BIA has been assessed independently and complies with the relevant policy. Overall, it is considered that this proposal will enhance and protect the CA and improve the housing stock.

13.0 Recommendation: Grant conditional permission subject to Section 106 legal agreement.

DISCLAIMER

Decision route to be decided by nominated members on *1st December 2014*. For further information please go to www.camden.gov.uk and search for 'members briefing'

Studio B Architects
No 3
53 Priory Road
London
NW6 3NE

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

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

Application Ref: **2013/6162/P**

30 September 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:
2 Oakhill Avenue
London
NW3 7RE

DECISION
Proposal:

Basement excavation and extensions to rear and side in connection with conversion of existing single family dwelling into 2 x 3 bedroom maisonettes (Class C3).

Drawing Nos: Construction Method Statement ref. 21915 dated June 2013 by Ben Sheterline, Basement Impact Assessment ref. J13073 (Issue no. 3) dated July 2013 by Price & Myers / GEA, Independent Assessment of BIA ref. BIA/4415 dated April 2014 by Chelmer Consultancy Service (CCS), Letter by Price & Myers dated 26/6/14 ref. 21915/BS: Response to CCS Independent Assessment, Construction Method Statement ref. 21915 dated June 2014 (Rev A) by Ben Sheterline, Letter by GEA ref. J13073/ME/2 dated 8/7/14: Response to CCS Independent Assessment dated April 2014, Review of revised BIA and CMS ref. RRBC/4415 dated August 2014 by CCS, Ground Movement Assessment ref. CG/08999 dated September 2014 by CGL, Site Specific Arboricultural Survey, Impact & Method Statement dated 25/10/13 by R Wassell. Drawings nos.: Prefix: '2 Oakhill Avenue'/05 OS 01, (as existing:) GA 01, 1182G, 11821, 11822, 1182R, 1182E, 1182LS, (as proposed:) GA 01/C, GA 02/B, GA 03/A, GA 04/A, GA 06/B, GA 10/C, GA 09/A, GA 07/C and GA 08/A.

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 if in CA] 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 [Prefix: '2 Oakhill Avenue'/05] OS 01, GA 01/C, GA 02/B, GA03/A, GA 04/A, GA 06/B, GA 10/C, GA 09/A, GA 07/C, GA 08/A.

Reason:

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

- 4 A detailed drawing of the rear side of the lower ground floor maisonette (lower ground and ground floor level) to show glazing (obscured and non-obscured), shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

The relevant part of the works shall be carried out in accordance with the details thus approved and maintained and retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring 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.

- 5 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.

- 6 Before the development commences, details of secure and covered cycle storage area for 2x cycles per dwelling shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of 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.

- 7 Full details in respect of the green roof in the area indicated on the approved roof plan (over side extension and rear extension) shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 8 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

- 9 The high-level small windows on the side elevation and the side fixed panel to the rear upper ground enclosed balcony shall be provided as obscured and maintained and retained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring 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 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 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £8185 (163.7sqm X 50). This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the Additional Information Requirement Form or other changing circumstances.
- 5 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.
- 6 You are encouraged to re-use or retain the existing fish scale tiles on site as much as possible in the interest of sustainability and the protection of the character and appearance of the conservation area.
- 7 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