

Address:	Third Floor and Roof Level 40-42 Parker Street London WC2B 5PQ	
Application Number:	2014/2113/P	Officer: Hugh Miller
Ward:	Holborn & Covent Garden	
Date Received:	24/03/2014	
Proposal: Change of use at third floor level from business floorspace (Class B1a) to residential (Class C3) and erection of roof extension in connection with the provision of 6 self-contained flats (2x1 beds, 3x2beds and 1x3 beds) including roof terraces.		
Drawing Numbers: Location plan; Ex 01; Ex 02; Ex 04; Ex 05; Ex 06; PP2 00C; PP2 01D; PP2 02 C; PP2 03 C; PP2 04 B; PP2 05 B; PP2 06 A; PP2 07 A; PP2 09 A; PP2 10 A; Design & Access Statement, March 2014; Daylight and Sunlight Report, 5 th March 2014; Planning Statement, Savills, March 2014; Noise Report, Report 6062/PNA Prepared: 25 February 2014; Sustainability Statement & Energy Report; Report Reference: BEC/SAVILLS/PARKER		
RECOMMENDATION SUMMARY: Grant planning permission subject to s106 legal agreement		
Applicant:	Agent:	
Sydney Wharf Ltd c/o agent	Savills 33 Margaret St London W1G 0JD	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	<i>B1a Business - Office</i>		<i>m²</i>
Proposed	<i>C3 Dwelling House</i>		<i>m²</i>

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	<i>Flat/Maisonette</i>									
Proposed	<i>Flat/Maisonette</i>	2	3	1						

OFFICERS' REPORT

Reason for Referral to Committee: This application is being referred to the DC Committee because it involves the creation of five residential units from the change of use of an existing building (clause iii). It also requires a Section 106 agreement for matters outside the scheme of delegation.

1. SITE

- 1.1 The application building comprises 4-storey with flat roof including plant room and is located on the south side of Parker Street, south west of **Newton** Street and north of Great Queen Street; and west of High Holborn and east of Drury Lane.
- 1.2 The general character of the area is mixed commercial and residential. The building is currently occupied and use as commercial business floorspace. The host building is mid –terrace and also form a terrace group of flat roof buildings of similar height and age.
- 1.3 The building has a neutral status in that it is not identified as a building which makes a positive contribution to the conservation area. It is not listed; and it is located in Seven Dials (Covent Garden) conservation area.

2. THE PROPOSAL

Original

- 2.1 Change of use at third floor level from business floorspace (Class B1a) to residential (Class C3) and erection of roof extension in connection with the provision of 6 self-contained flats (2x1 beds, 3x2beds and 1x3 beds) including roof terraces.

Revision - No re-consultation owing to minor amendment.

- 2.2 To improve the unit mix a larger unit in the form of 1x3beds unit was provided which led to alterations to the layout of the 4th and 5th floors; and the provision of lift access to all the proposed flats.

3. RELEVANT HISTORY

- 3.1 March 1989 PP Granted - Addition of part third floor extension and plant room at roof level addition of ground floor extensions at side and rear covering existing passageway and alterations to elevations for use for B1 purposes; ref. 8800557
- 3.2 February 1991 PP Granted - Alterations to the design of third floor mansard extension as an amendment to the scheme which received planning permission on 2nd March; ref. 9000527

4. CONSULTATIONS

- 4.1 **Conservation Area Advisory Committee**
Covent Garden CAAC: Objection

The extension should be limited to one storey. The proposed top floor unbalances the building as a whole.

Covent Garden Community Association – No Objection

4.3 **Adjoining Occupiers**

	Original
<i>Number of letters sent</i>	32
<i>Total number of responses received</i>	1
<i>Number of electronic responses</i>	1
<i>Number in support</i>	0
<i>Number of objections</i>	0

Plus Site Notice expired on 11/04/2014 & press advert expired 02/05/2014

23A Great queen St - Comment

Please could it be registered in the files that we are a Video production company and as a result we sometimes edit late into the night and have our sound suite on. The new residents should be made aware of this before they purchase/lease the flats.

5. **POLICIES**

5.1 **LDF Core Strategy and Development Policies**

CS1 - Distribution of growth

CS3 - Other highly accessible area

CS5 - Managing the impact of growth and development

CS6 - Providing quality homes

CS8 - Promoting a successful and inclusive Camden economy

CS9 - Achieving a successful Central London

CS11 - Promoting sustainable and efficient travel

CS13 - Tackling climate change through promoting higher environmental standards

CS14 - Promoting high quality places and conserving our heritage

CS18 - Dealing with our waste and encouraging recycling

CS19 - Delivering and monitoring the Core Strategy

DP2 – Making full use of Camden’s capacity for housing

DP5 - Homes of different sizes

DP6 – Lifetime homes and wheelchair homes

DP13 - Employment premises and sites

DP16 - The transport implications of development

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

DP21- Development connecting to the highway network

DP24 - Securing high quality design

DP25 - Conserving Camden’s heritage

DP26- Managing the impact of development on occupiers and neighbours

DP28 – Noise and vibration

5.2 **Supplementary Planning Policies**

Camden planning Guidance (CPG) 2011/2013

CPG1/ Design, CPG2/ Housing, CPG3 / Sustainability, CPG5/ Town Centres, Retail and Employment, CPG6 /Amenity, CPG7 /Transport, CPG8/ Planning obligations,

**Covent Garden Conservation Area Appraisal and Management Strategy 2011
London Plan 2011
National Planning Policy Framework (March 2012)**

6. **ASSESSMENT**

6.1 The principal considerations material to the determination of this application are summarised as follows:

- Loss of office floorspace (Class B1a) and the principle of the replacement residential use,
- Housing mix
- Residential standards / quality of new residential units,
- Design / 2-storey extension and terraces/ & impact on the conservation area,
- Residential amenity
- Traffic and parking, servicing, cycle parking and refuse storage
- Sustainability
- Other matters / Section 106 legal agreement

Loss of office floorspace (Class B1a) and the principle of the replacement residential use

6.2 The proposal involves the loss of 238sqm of business floorspace at the 3rd floor level with retained business floorspaces at the ground, first and 2nd floor levels of the existing building. The proposed includes extension at roof level to provide 2 additional storey plus roof terraces at the front and rear elevations. The proposed residential units would share the existing means of access.

6.3 Policy CS8 at paragraph 8.8 indicates that the Council are promoting sufficient office space to meet projected demand (Kings Cross, Euston and other growth areas and Central London). CS8 also indicates the Council will safeguard premises that meet the needs of modern industry/ employers and seek provision of facilities for small and medium sized enterprises (SMEs) such as managed affordable workspaces.

6.4 DP13 focuses upon ensuring a ready supply of premises suitable for a range of business uses including light industry (B1c) and commercial storage (B8). The policy allows for changes of use from B1 business use to permanent residential or community uses where it can be demonstrated that a site is not suitable for any business use other than B1(a) offices. These policies are supported by CPG5, which includes a checklist of considerations and details of marketing expectations. The checklist of considerations include: a) the age of the premises; b) features for

modern accommodation; c) quality / purpose built; d) existing tenants relocating; e) location / demand in location; f) small and medium business accommodation.

- 6.5 Additionally, reference is made to National Planning Policy Framework (NPPF); specifically paragraph 51, which states that local planning authorities should “*normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate*”.
- 6.6 At the time of the site visit the 3rd floor level was partially occupied as business floorspace use. However, owing to poor infrastructure provision for example, (no raised access data floor or space for conduits suitable for a modern office; no voided ceilings for air handling equipment; no vertical service riser for modern communication or server support; insufficient ventilation).
- 6.7 Notwithstanding the continued use of the 3rd floor, it is considered that the age and poor quality of the host building supports the broad thrust of policies CS8 and DP13. More specifically, it is considered that the application premises on the converted upper floor of a domestic scale property falls into such category. Combined with the NPPF guidance, this means it is considered that the principle of the loss of employment floor at the 3rd floor level of the building is welcomed as per LDF policies CS8 and DP13.

Principle of new housing

- 6.8 With regards to new housing provision Council policy CS6 states that the Council will aim to make full use of Camden’s capacity for housing by **a]** maximising the supply of additional housing to meet or exceed Camden’s target, and **b]** regard housing as the priority land-use. Similarly, LDF Policy DP2 (**f**) seeks to maximise the supply of additional homes in the Borough. This application proposes the provision of six new residential accommodations and is therefore in accordance with this policy.

Housing mix

- 6.9 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 (DSPT). The DSPT indicates that market housing with 2- bedroom units are the highest priority and most sought after unit size. The proposals are for 2 x 1 beds, 3 x 2 beds and 1 x 3 bed units, and this is considered an appropriate mix in the context of this residential conversion scheme.

Residential standards / quality of new residential units

- 6.10 All flats are in excess of the minimum sizes for dwellings as outlined in the Camden Planning Guidance (see table below). The 2x 1 bed flats have double bedrooms (12.0-14.5sqm) and large open plan sitting/dining /kitchen rooms (17.5sqm-20sqm);

flat 3 has single aspect views and flat4 have dual aspect views. Flats 1, 2 and 6 are of generous sizes also their individual habitable room sizes; double bedrooms (10.5sqm-18.5sqm) plus open plan siting/dining /kitchen rooms (22sqm -29.0sqm). The flats have single and part single plus dual aspect views. Flat 5 has 3 bedrooms 2 double + 1x single bedrooms (9.6sqm, 11.0sqm & 15sqm) plus large open plan siting/dining /kitchen room (30sqm); and has single plus dual aspect views owing to it being on two levels. Together with the stacked habitable rooms and suitable internal floors to ceiling heights the residential layout is compliant with CPG guidelines.

Location	Flat	No. of Bedrooms Proposed	No. of Persons Proposed	Proposed size (NFA)	CPG Minimum Standards
3 rd floor	Flat 1	2	4	85 sqm	75sqm
	Flat 2	2	4	83 sqm	75sqm
	Flat 3	1	1	43 sqm	32sqm
4 th floor	Flat 4	1	2	59 sqm	32sqm
4 th & 5 th floors	Flat 5	3	8	106sqm	93sqm
	Flat 6	2	4	82sqm	75sqm

- 6.11 The applicant has submitted a Lifetime Homes assessment as part of the submission. The information provided indicates that all but seven of the 16 standards would be able to be met which are generally in relation to the physical elements of the converting the building to residential, which would be in accordance with DP6. A condition is recommended to ensure the standards sought will be met in practice.
- 6.12 The existing entrance on Parker Street will be shared between the two sets of occupiers; so too the lift and staircase core. It is not considered satisfactory.

Design – 2-storey extension and terraces/ & impact on the conservation area

Roof extension /Terraces

- 6.13 The host building forms a terrace with nos. 34 -46 Parker Street on the south side; and except for the plant room extension of the host building plus staircase projection at nos. 34-38 the group of buildings shared similar height. The building is not explicitly identified to be a positive contributor in the CA statement; no 42 Parker Street is nonetheless an attractive historic building in gault brick with red brick dressings, with flat-arched window heads to the lower floors and Italianate round-headed windows to the top floor. Number 40 Parker Street is similarly composed, but constructed of stock brick. The character of this part of Parker Street is relatively low rise and unenclosed, with small-scale 19th-century commercial buildings of three to five storeys.
- 6.14 On the east side no. 46, the part 4-storey contemporary design office building with rendered finish abuts the host building. On the opposite side (north), the buildings heights also vary with no cohesion or consistent pattern of roof form (mansard, part gable /pitched/ flat). Nos. 39-41 has a mansard roof extension and more recently

nos. 28-37 (Parker Street House) gained approval for contemporary designed extensions at the roof level.

- 6.15 The proposed roof addition would increase the height (from 17.0m – 19.5m and increase of 2.5m) of the building; matching the height with no.38 staircase tower and is considered satisfactory. At the front, and owing to the staggered footprint, the extension would set back behind the raised parapet by approximately 1.6 -1.9m at 4th floor level and 5.5 - 5.7m at 5th floor level. The balustrades to the terraces on both levels would setback approx. 800mm and 3.8m. At the rear, 4th + 5th floor levels, the extension would setback behind the parapet by approximately 850mm and 1.5m. Whilst roof terraces are not characteristic of the buildings in the area; the roof terraces and glazed balustrades would be obscure from view at the front from the public realm but would be visible in private views at both the front and rear. The balcony/terraces design are non-decorative so as not to compete or add unnecessary clutter and their simplicity of design would minimise their visual prominence and be subordinate in their appearance. The extension setback at the front and has been designed in order to limit its scale and visible bulk from the public realm and private views from neighbouring residential buildings.
- 6.16 The extension would comprises light-weight materials of zinc cladding, metal framed fixed pane opaque glazing, metal framed sliding glazed doors, glazed balustrades and Sedum roof. The proposed roof extension in terms of its design, materials and height is in general accordance with CPG roof extension guidelines for the reasons set out above, and is considered acceptable. The principle roof extension is considered acceptable due to its sensitive design, overall scale and proportions and siting within the street.

Replacement Plant/machinery

- 6.17 There are existing associated structures on the roof of the building that varies from plant machinery and a lift motor extension. The lift over-run plus stair access would be concealed within the proposed roof. The proposed replacement plant machinery will be located at 4th floor level rear on the terrace. The proposed plant units would be enclosed by the neighbouring buildings which are of varying heights and the a/c units would not be visible from the public realm due to the height of the surrounding buildings. The plant equipment would not have any detrimental impact on the appearance of the host building and is considered acceptable here.

Residential amenity

- 6.18 There are no overlooking issues raised to the north as these views are across the public highways whereby the CPG 18m distance is not applicable. At the rear, buildings in Great Queen Street form shared boundaries; and they are largely in commercial uses. It is considered that no harm in terms of overlooking would occur and the proposal is considered acceptable.
- 6.19 The accompanying daylight & sunlight report indicate that all but one window at the rear elevation of nos.34-38 Parker Street is in compliance with BRE guidelines. The 1 window (1 at 3rd floor) that would experience loss of sunlight is located close to the existing projecting wing. The BRE guidance considered that where windows are

located unreasonably close to its own boundary they are not treated in the same way as those built a reasonable distance from the boundary. In this regards the proposal is considered acceptable.

- 6.20 The applicant has submitted an acoustic noise report which has demonstrated that **a]** the resident occupiers would not experience adverse noise disturbance; owing to the provision of secondary and double glazing of the existing and proposed extensions; and **b]** the acoustic report recorded the prevailing lowest background noise in line with the Council's CPG recommended noise levels would result in noise level of 37.3 dB LA90 for both the residential and office uses; and therefore no noise mitigation is required.
- 6.21 The Council's Environmental Health officer is satisfied that with the acoustic report as the plant will be in compliance with the Council's required standards subject to the usual conditions which will ensure that should the plant be noisier than anticipated, the local planning authority will have sufficient powers to take the necessary enforcement action if required. The proposal is in compliance with DP26.

Refuse facilities

- 6.22 All the flats would have internal dedicated waste and re-cycling storage facility. The occupants would manage their waste disposal in line with the current arrangements.

Sustainability/Biodiversity

- 6.23 As the scheme proposes a conversion to 6 residential units a Breeam Domestic Refurbishment pre-assessment is required. This should meet a minimum 'Excellent' score' with the usual scores in the sub-categories (minimum 60% in Energy and Water, minimum 40% in materials). The submitted appraisal indicates that a 'Code Level 4' score can be achieved with a total of 68 points. In terms of the specific categories, these are (Energy 51.1%; Water 66.7% & Materials 75.0%). Furthermore, a full design stage appraisal and post-construction review will be secured via a legal agreement to ensure that all of the outlined scores are achieved.
- 6.24 In terms of renewable energy, the applicant has also provided information indicating that the conversion plus extension of the building would see considerable improvements in the U Values of the key building elements which, when coupled with the installation of individual Air Source Heat Pumps, low energy lighting, would also appreciably reduce the energy usage of the building. The report states that the residential use would achieve a 25% reduction in carbon emissions. This is welcomed, although below the baseline figure of the LDF and London Plan (40%) targets, and will be secured in full via legal agreement.
- 6.25 The proposal would incorporate green roof, which would further enhance the buildings sustainability. Full details will be secured via condition.

Transport/highways

- 6.26 The Council's cycle parking standards require the provision of at least one cycle parking space per unit. The proposal has included the provision of 6 cycle spaces, one each within each flat. This is in compliance with policies CS11 and DP17. A condition is recommended to ensure the cycle parking is provided prior to the occupation of any of the new residential units.
- 6.27 No onsite car parking is proposed for the new residential units as this is not possible due to site constraints reasons. The host building is located within a controlled parking zone and is easily accessed by public transport and is close to a wide range of amenities. The site has a Public Transport Accessibility Level (PTAL) of 6b (excellent). Therefore, the new units are recommended to be made car-free through a Section 106 planning obligation.

Construction Management Plan

- 6.28 Where it's considered expedient and necessary a Construction Management Plan (CMP) would be required to manage the developments impact on the highway network. The proposal includes significant internal alterations plus provision of 2 additional storeys to the building. 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. However, the overall scale and kind of this development is not considered to require a full CMP, instead it is considered that a Construction Management Statement (CMS) is required in order to mitigate any adverse impacts. The CMS would be secured via condition.

Other matters/ Section 106 legal agreement

- 6.29 Education Contribution: All residential developments involving a net increase of 5 or more units will normally be expected to provide a contribution towards education provision in the Borough. The contribution sought is proportionate to the size of dwellings proposed, and is not sought for single-bed units, as these are unlikely to house children. Based on the current unit numbers [3 x 2 bed units] $3 \times £2,213 = £6,639$ and 1×3 or $1 \times £6,322 (+ £6,322)$ therefore $= £12,961$ is sought which will be secured via S106 legal agreement.
- 6.30 Open space contribution: No open space provision is to be provided on-site. This is acceptable given the constraints; therefore a financial contribution is calculated in line with the CPG formula. This equates to £7,863, which must be secured by the s106 legal agreement.

Community Infrastructure Levy (CIL)

- 6.31 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

7. CONCLUSION

- 7.1 The principle of the loss of the business floorspace at the 3rd floor level is considered acceptable. The proposed alternative residential accommodation is supported by the Council's land use priority. In design terms, the proposed the proposed roof extension is considered appropriate in terms of bulk, height, form and detailed design. It is considered the additions will preserve the character and appearance of the existing building and the wider streetscene; and the character and appearance of the conservation area. The extension would not harm neighbour amenity in terms of overlooking, privacy or day/ sun light. The proposed residential accommodation would not harm neighbour amenity and is acceptable.
- 7.2 Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-

Car free

Education contribution of £12,961

Open space contribution of £7,863

Financial contribution to repave footway

Breem Domestic Refurbishment 'excellent' design stage and post construction review, and meeting materials, water, energy targets.

Energy measures

8. **LEGAL COMMENTS**

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

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; Ex 01; Ex 02; Ex 04; Ex 05; Ex 06; PP2 00C; PP2 01D; PP2 02 C; PP2 03 C; PP2 04 B; PP2 05 B; PP2 06 A; PP2 07 A; PP2 09 A; PP2 10 A; Design & Access Statement, March 2014; Daylight and Sunlight Report, 5th March 2014; Planning Statement, Savills, March 2014; Noise Report, Report 6062/PNA Prepared: 25 February 2014; Sustainability Statement & Energy Report; Report Reference: BEC/SAVILLS/PARKER]

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 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) Any other relevant information.

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

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

- 6 Full details in respect of the green roof in the area indicated on the approved roof plan 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.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

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

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

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

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 4 Your 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.

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