

## 22 Lancaster Grove - 2014/2811/P



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## Site photos



Aerial photo of the site showing the site before demolition commenced



Archive photo of pre-existing house





View towards front of site showing existing boundary wall

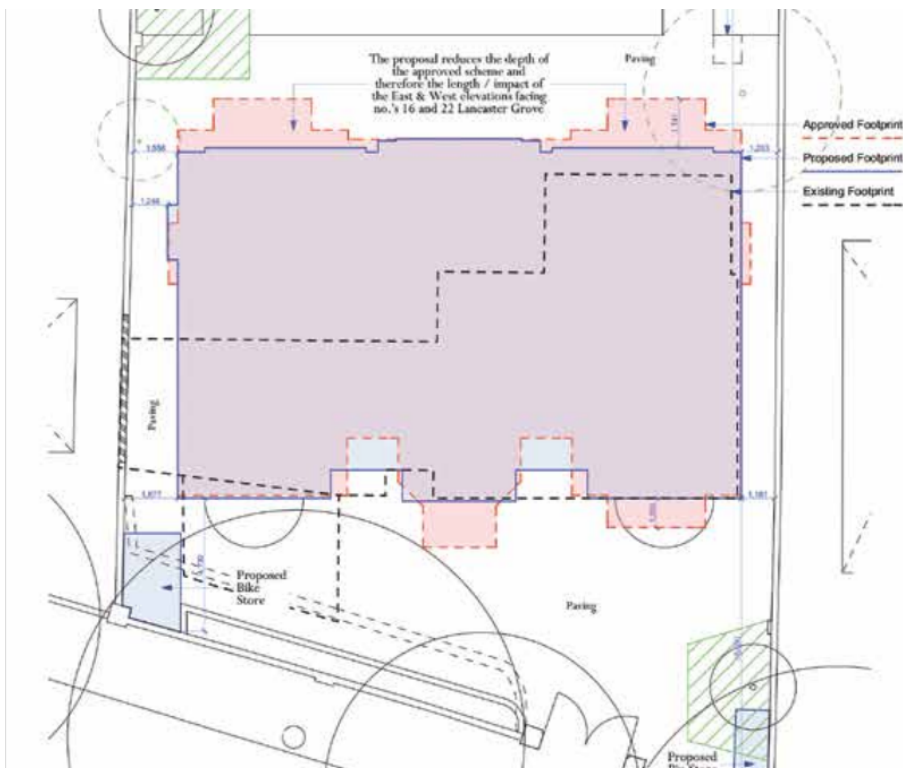


View towards neighbouring property to the east: 22 Lancaster Grove





Archive photo of neighbouring property to the west: 16 Lancaster Grove



Plan showing comparative footprint

NORTH ELEVATION

Architectural drawing of the Proposed North Elevation of a two-story house. The drawing includes labels for various features: Skyline sign on the roof, 475.4.3 sign on the roof, 150' top elevation on the left, 10' landing on the left, 150' top elevation on the right, 10' landing on the right, and Natural stone plan on the right. The house has a central entrance with a small porch, two large windows on either side, and two smaller windows on the second floor. The roof is gabled with a chimney on the left and a smaller chimney on the right. The drawing is signed 'S. J. 1/10' at the bottom center.

Front (north) elevation of current application

<b>Delegated Report (Members Briefing)</b>		<b>Expiry Date:</b>	25/06/2014	<b>Officer:</b>	David Peres Da Costa
<b>Application Address</b>		<b>Application Number(s)</b>	<b>1<sup>st</sup> Signature</b>	<b>2<sup>nd</sup> Signature</b>	
18 Lancaster Grove London NW3 4PB		2014/2811/P			
<b>Proposal(s)</b>					
Erection of 2 storey 6-bedroom single family dwellinghouse with basement.					
<b>Recommendation(s):</b>		Grant planning permission subject to legal agreement			
<b>Application Type:</b>		Full planning permission			
<b>Consultations</b>	<b>Date advertised</b>	<b>21 days elapsed</b>		<b>Date posted</b>	<b>21 days elapsed</b>
Press notice	15/5/14	5/6/14	Site notice	14/5/14	4/6/14
	<b>Date sent</b>	<b>21 days elapsed</b>	<b># Notified</b>	<b># Responses</b>	<b># Objections</b>
Adjoining Occupier letters	8/5/14	29/5/14	18	-	3
<b>Consultation responses (including CAACs):</b>	<p>3 Objections were received: one from Lancaster Grove and two from Eton Avenue</p> <ul style="list-style-type: none"> <li>The proposal is too high and would be taller than other properties on the street</li> <li>Overmass in the streetscene</li> </ul> <p><i>Officer's comment: Please refer to paragraph 2.5 of the assessment below.</i></p> <ul style="list-style-type: none"> <li>The basement excavations would threaten nearby trees, drainage systems and properties</li> </ul> <p><i>Officer's comment: Please refer to paragraphs 2.12-2.14 of the assessment below.</i></p> <ul style="list-style-type: none"> <li>The design is a poor pastiche not in keeping with conservation area</li> <li>Ugly tasteless monster</li> </ul> <p><i>Officer's comment: Please refer to paragraphs 2.6-2.8 of the assessment below.</i></p> <ul style="list-style-type: none"> <li>Noisy and disruptive</li> </ul> <p>Officer's comment: this is not a relevant planning consideration. A environmental health informative would be included on the decision advising the hours when work may be carried out.</p> <ul style="list-style-type: none"> <li>Concern over privacy of 32 Eton Avenue</li> </ul> <p><i>Officer's comment: Please refer to paragraph 2.11 of the assessment below.</i></p> <ul style="list-style-type: none"> <li>Cumulative impact of this proposal and adjacent development on the conservation area and as a result of building works</li> </ul> <p><i>Officer's comment: Please refer to paragraph 2.8 of the assessment below.</i></p> <ul style="list-style-type: none"> <li>Demolition of house that contributes to conservation area – unique building with character which fits in with its surroundings</li> <li>Unclear whether 18 and 20 are to be demolished or just 18</li> </ul> <p><i>Officer's comment: The demolition of two single family dwellinghouses was granted conservation area consent 18/10/2013 (ref 2013/5397/C). The applicant has now implemented this consent and demolished the existing dwellings.</i></p> <p>Belsize CAAC: object to scale, bulk and dreary design in this context. The planned building</p>				

	will not contribute to the conservation area. <i>Officer's comment: Please refer to paragraph 2.5-2.8 of the assessment below.</i>
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## Site Description

The application site is 18-20 Lancaster Grove, which is located on the southern side of the street. The existing property is a 2-storey building in use as two single-family dwellinghouses. The property is unlisted, but is located within the Belsize Park Conservation Area. It is identified as making a positive contribution to the Conservation Area in the Conservation Area Statement.

The north and south sides of Lancaster Grove are characterised by different features. The south side of Lancaster Grove is characterised by 2-storey detached Arts and Crafts houses with gables, dormers, asymmetrical facades and footprints, red bricks and tiles. The north side of Lancaster Grove is much more uniform; characterised by robust 2-3 storey mid-Victorian terraces and semis with gables, bay windows, dormers, fine decorative features, red bricks, stucco dressings and asymmetrical facades. The houses have front gardens with boundary walls defining the edge of the properties along the street.

## Relevant History

**2007/0923/P:** The erection of a new two-storey plus attic level and basement dwellinghouse, following the demolition of 2 existing dwellinghouses. Refused 15/05/2007 Appeal allowed 28/05/2008

**2007/0925/C:** Demolition of 2 existing dwellinghouses. Refused 15/05/2007 Appeal allowed 28/05/2008

**2008/4586/P:** Details of hard and soft landscape work (Condition 3) and tree layout and protection plan (Condition 5) Granted 09/06/2009

**2008/3565/P:** Excavation of an enlarged basement, including front and rear lightwells, as a revision to planning permission granted on 28/05/2008 at appeal (ref: 2007/0923/P). Granted 12/11/2009

**2010/3134/P:** Renewal of planning permission granted 28/05/2008 (2007/0923/P) for the erection of a new two-storey plus attic level and basement dwellinghouse, following the demolition of 2 existing dwellinghouses. Granted 10/08/2010

**2010/3135/C:** Renewal of conservation area consent granted on 10/08/2010 (ref: 2007/0925/C) for demolition of 2 existing dwellinghouses. Granted 10/08/2010

**2012/3963/P:** Formation of an opening at first floor level to connect No 18 and No 20 Lancaster Grove and form a single residential unit (Class C3). Granted 07/09/2012

**2013/0969/P:** Details of hard and soft landscape works in relation to condition 3 and tree protection in relation to condition 5 of planning permission granted on 10/08/2010 (ref:2010/3134/P). Granted 18/04/2013

**2013/0955/P:** Excavation of enlarged basement, including front and rear lightwells, as a revision to planning permission granted on 10/08/2010 (ref: 2010/3134/P) for erection of a new 2-storey plus attic level and basement dwellinghouse (following demolition of 2 existing dwellinghouses) as a renewal of planning permission (2007/0923/P). Granted Subject to a Section 106 Legal Agreement 03/10/2013

**2013/5072/P:** Confirmation that works undertaken at 18-20 Lancaster Grove constitute

commencement of development of planning permission 2010/3134/P. Lawful development certificate granted 04/10/2013

**2013/5397/C**: Demolition of two single family dwellinghouses (Class C3) Granted 18/10/2013

## **Relevant policies**

### **LDF Core Strategy and Development Policies**

#### **Core Strategy**

- CS1 – Distribution of growth
- CS4 – Areas of more limited change
- CS5 - Managing the impact of growth and development
- CS6 – Providing quality homes
- 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
- CS18 – Dealing with our waste and encouraging recycling
- CS19 – Delivering and monitoring the Core Strategy

#### **Development Policies**

- DP2 – Making full use of Camden's capacity for housing
- DP5 – Homes of different sizes
- DP6 – Lifetime homes and wheelchair housing
- DP18 – Parking standards and limiting the availability of car parking
- DP16 – The transport implications of development
- DP20 – Movements 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

#### **Camden Planning Guidance**

#### **Belsize Conservation Area Statement (2003)**

**London Plan 2011**

**NPPF 2012**



## Assessment

1. **Proposal:** Permission is sought for the erection of a 6-bedroom single family dwellinghouse with a single basement under the entire footprint. The proposed house is approx. 20m wide x 12.5m deep, its eaves level 6.5m high and its ridge level 10.5m high. The basement would be single storey (3.68m deep excavation) and would have the same footprint as the house (approximately 209.2sqm).
- 1.1 **Background**
- 1.2 Planning permission was originally granted at appeal 28/05/2008 for the erection of a new two-storey plus attic level and basement dwellinghouse, following the demolition of 2 existing dwellinghouses. Subsequent permissions have revised the proposal to include a basement (ref: 2008/3565/P & 2013/0955/P) and have renewed the original permission dated 28/05/2008 (2010/3134/P). This latest 2013 permission is still live and capable of implementation. The applicant has also implemented conservation area consent (granted 18/10/2013) by the demolition of two single family dwellinghouses (ref: 2013/5397/C). Therefore the site is now vacant.
- 1.3 The design of the building has now been significantly revised. Given the architectural style of the proposed building would be significantly different from the approved building, a new planning application is required. Hence this application is not a revision of a previous scheme but a fresh application which will be assessed against all the relevant development plan policies and with appropriate weight given to the previous planning decisions on this site.
- 1.4 **Revision**
- 1.5 The development has been revised to include a chimney on the west side elevation.
2. **Assessment:**
- 2.1 **Design**
- 2.2 Policy CS14 aims to ensure the highest design standards from developments. Policy DP24 also states that the Council will require all developments, including alterations and extensions to be of the highest standard of design and respect character, setting, form and scale of the neighbouring properties and character and proportions of the existing building. Furthermore policy DP25 seeks to preserve and enhance the character and appearance of Conservation Areas.
- 2.3 The site is located within Belsize Conservation Area (Sub-Area 3: Eton Avenue) which was designated on 01<sup>st</sup> November 1985. Directly opposite on the north side of Lancaster Grove the Statement advises that *"Nos. 45-51 are a group of two storey detached houses with an attic, built in red brick with red tiled roofs. They are of slightly different designs but have common decorative brickwork and rendered gables over two storey bays."*
- 2.4 Sub-Area 3 is a consistent area of predominantly late Victorian housing with some Edwardian pockets, built on land primarily in the ownership of Eton College. The properties in this area are notably for their varied styles and elevational treatment. There is however a consistency of materials generally, red brick walls with red clay tile roofs being a recurring theme.
- 2.5 The proposed house is approx. 20m wide x 12.5m deep, its eaves level 6.5m high and its ridge level 10.5m high. It occupies a similar footprint to the previously approved house. The proposed house is marginally higher (0.6m) than the ridge height of the previously approved house. The

comparative site sections demonstrate that the house would have similar massing to the previously approved house when viewed from the front (and rear) and less massing when viewed from the sides. The proposed dwelling has a similar symmetrical design to the approved house with an E-shaped footprint, projecting two storey hipped end bays, and a two storey projecting entrance bay with a stone pediment over. The dwelling would be located centrally on the site. It has a deep footprint, with a large 30 degree pitched hipped roof over the whole building. The bulk, mass, height and footprint are therefore acceptable.

- 2.6 It is noted the Inspector's Decision considered that "rather than conflicting with the style of the existing buildings on the southern side of Lancaster Grove" the proposed replacement house "would add to the existing eclectic mix ". In this context, the current proposal is considered to add to the existing eclectic mix of houses on this side of the road.
- 2.7 The appeal proposal was a symmetrical design in a neo-Gothic style with two projecting gables and a projecting semi-octagonal stone bay between. The materials were handmade bricks with Portland stone window dressings and quoins. The proposed building would have a different architectural composition than the approved building in that it now has a more classical design influenced by vernacular neo-Georgian architectural style with reference to the traditional characteristics of the surrounding local buildings such as porches, gable shapes and glazed bar windows and slate tiled pitched roofs. The proposed house would be constructed using red brick, stone and reclaimed slate. It would have a simpler and more subtle design than the approved building and would relate better to the simple detailing of the neighbouring properties.
- 2.8 The proposed materials would harmonise with the materials commonly used in the local area and the design of the proposed house would still reflect the local architectural features. Consequently, the proposed building is considered to be acceptable in design terms and would be in keeping with the character and appearance of the Conservation Area. A condition will be included requiring a sample panel of the brickwork to be approved before work commences on site.
- 2.9 In line with the previous appeal decision (ref: 2007/0923/P / APP/X5210/A/07/2048016) it is considered the permitted development rights should be removed from the proposed dwelling. The removal is warranted due to the sensitivity of the site, the size of the proposed dwelling and the fact that the dwelling has been so cohesively designed.

## **2.10 Amenity**

- 2.11 It is unlikely that the proposed house would worsen the impact of the approved house on the amenities of the neighbouring properties in terms of loss of light, outlook or privacy. Indeed, the new house has less depth than the approved one at the rear and thus less impact on neighbours. As there would be windows on the first floor level on the proposed west elevation these should be obscured and limited in opening (1.8m above the floor level) to protect the occupiers of No 16 from overlooking. A condition would be included to ensure that the first floor windows (west elevation) comply with this requirement.
- 2.12 Due to the long rear gardens, the rear elevation of 32 Eton Avenue would be approximately 60m away. Given this context the proposed house would not harm the amenity of the occupiers of this property in terms of loss of privacy.

## **2.13 Basement excavation**

- 2.14 The proposal involves the excavation of a basement under the entire footprint of the building in the same way as the approved house had one. The basement floorspace would be

approximately 209.2sqm. In accordance with policy DP27 and CPG4, the applicant has submitted a basement impact assessment (BIA). The screening stage revealed potential issues of concern relating to stability. A tributary branch of the River Tyburn also appears to run through or adjacent to the site. The site investigation included one cable percussion borehole and three hand-dug trial pits around the existing building's foundations. A further borehole and installation of a ground water monitoring standpipe was subsequently undertaken with monitoring one day and one week afterwards.

2.15 Under the provisions of the revised CPG4, the BIA has now been independently assessed by Council-appointed consultants (whereas the previous one for the approved scheme did not get reviewed); following that, further information was required in relation to ground water investigation and monitoring and the location and form of any basements and the foundations to the neighbouring properties. The BIA has been revised to include an assessment of: potential groundwater impact; potential cumulative effects; possible effects of felling trees and a detailed assessment of the extent of possible damage to neighbouring structures during and after the works. The revised BIA also includes a quantitative ground movement analysis and a specific construction sequence and mitigation methodology indicating how neighbouring structures will be protected. The independent assessor has confirmed that the BIA demonstrates sufficient detail in accordance with DP27 and CPG4 in respect of: maintaining the structural stability of the building and neighbouring properties; avoiding adversely affecting drainage and run-off or causing other damage to the water environment; and avoiding cumulative impacts on structural stability or the water environment in the local area.

2.16 A condition would be included on the decision requiring the submission of the details of a suitably qualified chartered engineer (with membership of the appropriate professional body) has been appointed to inspect, approve and monitor the basement works.

#### **2.17 Quality of accommodation**

2.18 The proposed house is a 6-bedroom house. Dwellings with 4-bedrooms or more are identified as a medium priority for market housing according to the dwelling size priorities table provided by policy DP5. The proposed house accords with this policy. The dwelling would have a substantial floorspace (731sqm) and so would comfortably exceed the minimum floorspace requirements set out in CPG2. Likewise the double bedrooms comfortably exceed the minimum floorspace requirement (11sqm). The occupiers of the house would benefit from a large garden at the rear.

#### **2.19 Lifetime Homes**

2.20 Policy DP6 requires new dwellings to be designed to fully comply with Lifetime homes standards. The applicants submitted a Lifetime Homes Statement. Most of the lifetime homes features such as level access, appropriate door widths, adequate space for wheelchair circulation, accessible WC on entrance level and accessible bathrooms would be achieved. A condition is recommended to secure the listed lifetime homes features.

#### **2.21 Sustainability**

2.22 Policy DP22 expects new build housing to meet Code for Sustainable Homes Level 4. The minimum standard for specific categories with 50% of un-weighted credits for energy, water and materials. A Code for Sustainable Homes pre-assessment has been submitted with the application. The report demonstrates that the dwelling has the potential to achieve Level 4 CSH rating. A legal agreement would ensure that sustainability Level 4 was achieved at design stage and a post-construction assessment would ensure that all the specified credits have been



achieved.

## **2.23 Transport**

2.24 The proposal includes a substantial amount of excavation. The removal of this material in addition to the work already approved is likely to have a significant impact on the local transport network. A poorly thought out approach to how the work will be carried out could lead to unacceptable traffic disruption and create dangerous situations for pedestrians and other road users on and off site. A construction management plan will need to be submitted and approved before any works start on site; this should be secured via S106 agreement.

2.25 The proposed scheme reduces the number of dwellings on the site and has the potential to reduce the need for on-street car parking demand; it is noted that Lancaster Grove is identified by the CPG as being heavily parked. The continued provision of on-site car parking within the drive area is acceptable. Policy DP18 expects on site cycle storage to be provided for new dwellings. It is considered that the subject site is of sufficient size to accommodate cycle storage within the rear garden area or within the new building. A condition would be included to ensure suitable cycle storage was provided.

## **2.26 Trees**

2.27 There are mature trees on the street fronting the application site. There are also mature trees with amenity value at the rear of the application site and on the adjoining site (no. 22 Lancaster Grove).

2.28 The proposed development involves the removal of a Cherry and a Laurel closest to the south western most corner of the existing building. Both have little impact on the character and amenity of the site and the immediately surrounding area. This is therefore considered acceptable, subject to the submission of a suitable hard and soft landscaping scheme (secured by condition). All other trees within and adjoining the site are required to be protected during construction; a method statement for this will be secured by condition.

2.29 The Council's tree officer has considered the impact of the development and has advised that it would have no greater impact on trees within or adjoining the site than was the case in the approved scheme and that, subject to the previous conditions, there is no objection to the proposal on this basis.

## **2.30 CIL**

2.31 The proposal would be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the development provides additional residential floorspace. At this point in time an estimation of the amount to be secured is £50.00 (LB Camden amount per square metre) multiplied by the additional floorspace of the new dwelling in square metres (gross floor space). The CIL will be collected by Camden and an informative will be attached advising the applicant of the CIL requirement.

**Recommendation:** Grant planning permission subject to S106 legal agreement securing post-construction review of sustainability measures and CMP.

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 22<sup>nd</sup> December 2014. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing.'**

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Application Ref: **2014/2811/P**

18 December 2014

Dear Sir/Madam

**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**18 Lancaster Grove  
London  
NW3 4PB**

Proposal:  
Erection of 2 storey 6-bed single family dwellinghouse with basement.  
Drawing Nos: Site location plan; 5754/PL/12 C; 5754/PL/11 C; 5754/PL/10 C; 5754/PL/09 C - December 2014; 5754/PL/08 C - December 2014; 5754/PL/07 C - December 2014; 5754/PL/06 C - December 2014; 5754/PL/03 C; 5754/PL/02 C; Code for Sustainable Homes Pre-Assessment Report dated 18/03/2014; Lifetimes homes statement (appendix C of design and access statement); Basement impact assessment rev A dated 14/6/13; Geotechnical investigation dated 7/6/13; Interpretive Report on site investigation dated Sept 08; Energy statement dated April 2014.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.



Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 5754/PL/12 C; 5754/PL/11 C; 5754/PL/10 C; 5754/PL/09 C - December 2014; 5754/PL/08 C - December 2014; 5754/PL/07 C - December 2014; 5754/PL/06 C - December 2014; 5754/PL/03 C; 5754/PL/02 C; Code for Sustainable Homes Pre-Assessment Report dated 18/03/2014; Lifetimes homes statement (appendix C of design and access statement); Basement impact assessment rev A dated 14/6/13; Geotechnical investigation dated 7/6/13; Interpretive Report on site investigation dated Sept 08; Energy statement dated April 2014.

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

- 3 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The first floor windows on the western elevation, adjacent to 16 Lancaster Grove, shall be fitted with obscure glazing and fixed shut to a height of 1.8 metres above the internal finished floor level, prior to the first occupation of the dwelling house, and shall be retained and maintained in that condition 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 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to

ensure compliance with the requirements of policies CS14 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 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 sample 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.

- 7 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include means of enclosure.

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 policies 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 All hard and soft landscaping works shall be carried out in accordance with the approved details by not later than the end of the planting season following completion 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 reasonable possible and, in any case, by not later than the end of the following planting season, with others of similar size or species.

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 policies 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.

- 9 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.

- 10 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.

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

Informative(s):

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



approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

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

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

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

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto: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 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 6 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

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

**DRAFT**

**DECISION**