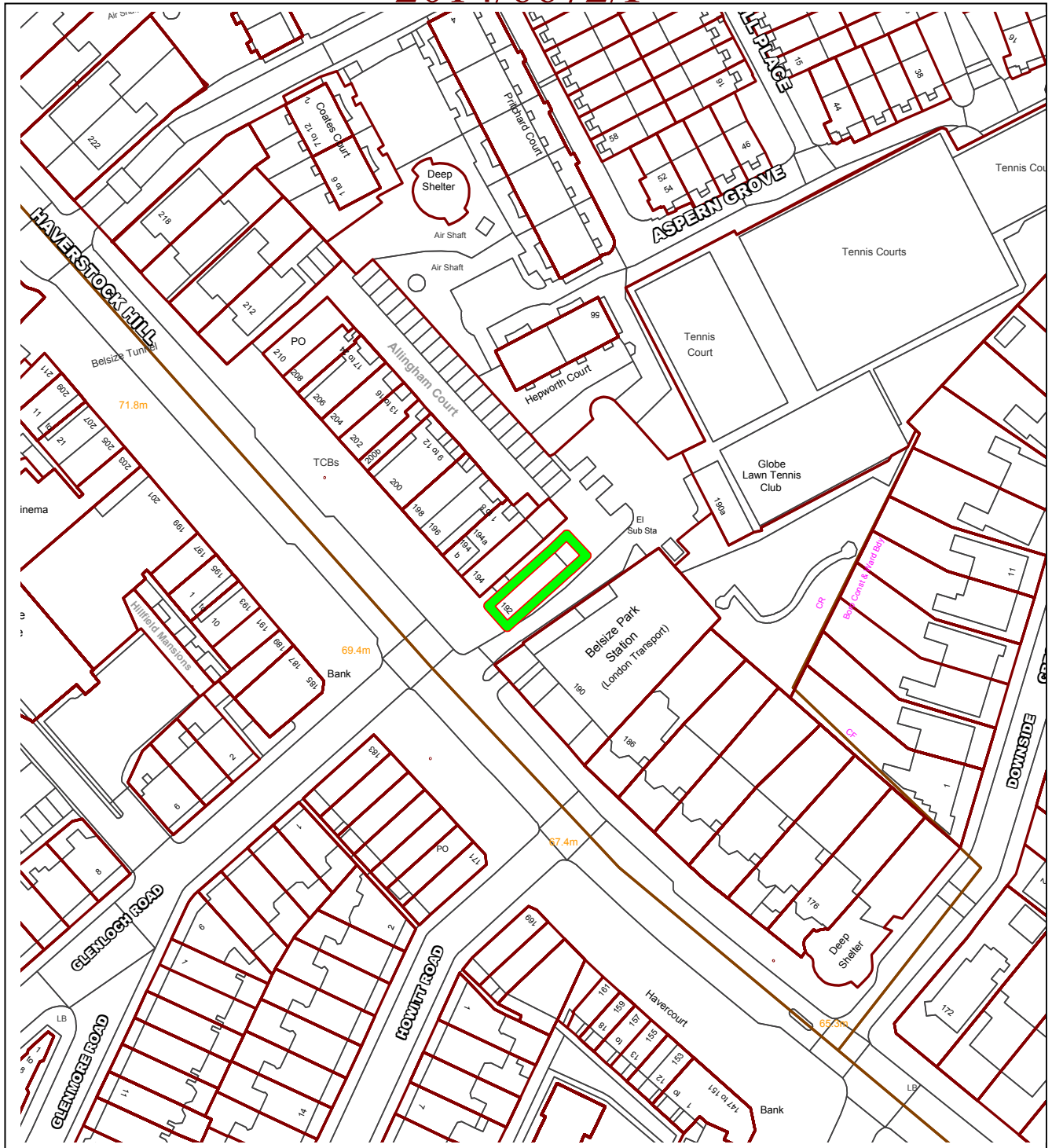


192 Haverstock Hill

2014/6672/P



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192 Haverstock Hill – 2014/6672/P

1. Front elevation



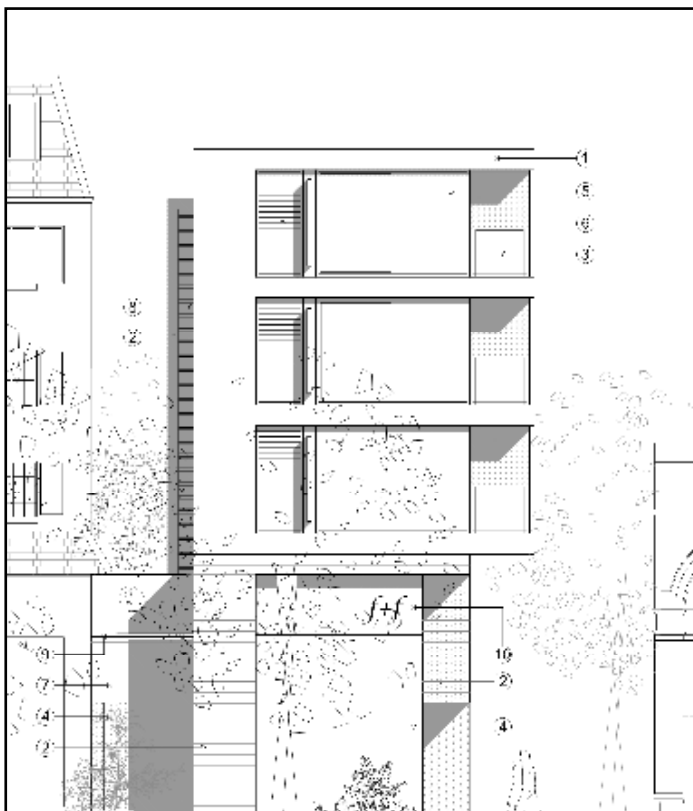
1. Rear elevation



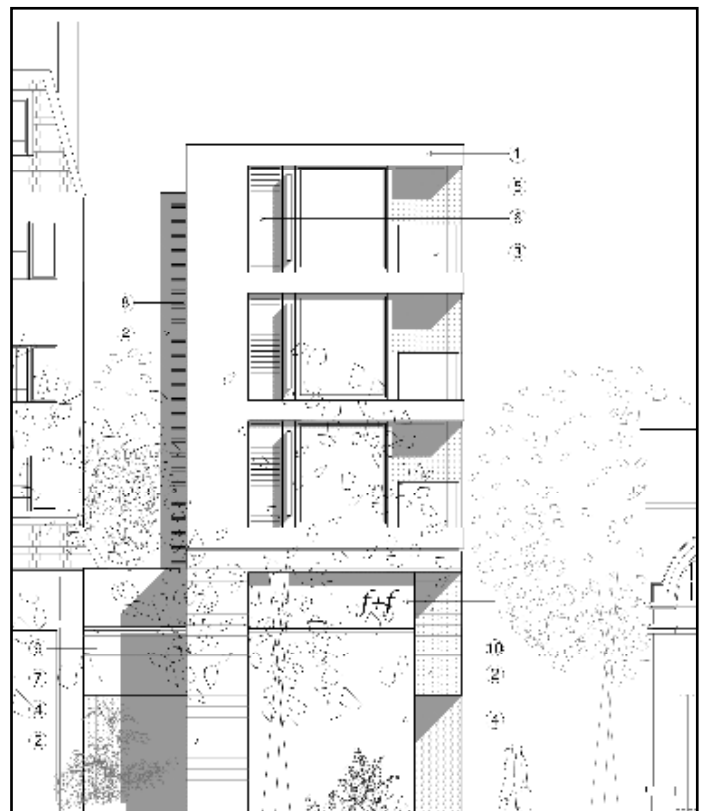
3. Front elevation in context with street and Belsize Park tube station



4. As approved front elevation



5. As proposed front elevation



Delegated Report (Members Briefing)	Analysis sheet	Expiry Date:	02/01/2015
	N/A / attached	Consultation Expiry Date:	03/12/2014
Officer		Application Number(s)	
Sally Shepherd		2014/6672/P	
Application Address		Drawing Numbers	
192 Haverstock Hill London NW3 2AJ		See decision notice	
Proposal(s)			
Variation of condition 2 (approved plans) of planning permission 2012/5391/P dated 29/11/2013 (for erection of a five storey building, plus basement, to create retail space at ground and basement levels (Class A1), and five self-contained flats), namely to reduce the width of the proposed upper floors by 1m.			
Recommendation(s):	Grant Planning Permission		
Application Type:	Variation or Removal of Condition(s)		
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice		
Informatives:			

Consultations

Adjoining Occupiers:	No. notified	39	No. of responses	05	No. of objections	05
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 14/11/2014 to 12/11/2014.</p> <p>Five objections were received from the following addresses (2 from Hepworth Court NW3; 1 from Allingham Court NW3, 1 from Lawn Road NW3; 1 from Haverstock Hill NW3).</p> <p>A summary of the issues raised are as follows:</p> <ul style="list-style-type: none"> • Traffic disruption during construction • Disruption through noise, dust and dirt during construction • Impact on light on the walkthrough to the tennis club • Block light and access to Allingham Court • Access to flats and GLTC will be very adversely affected. Access is frequently used at all times of the day by vehicles and pedestrians, in particular just after school hours. • Health and safety hazard to pedestrians and in particular children who use GLTC. • Noise from new flats • Over massing of the site, oppressive building • Concerns over adequate space for waste and fire-escape storage • Impact of proposed basement on subsidence of neighbouring properties <p>Officer's response: This application is for a minor material amendment to the approved scheme to reduce the width of the upper floors by 1m. The issues above relate to the previously approved scheme as a whole and not to the amendment itself. All of them were considered in the assessment of the original application that was reported to DC Committee. No new issues have been raised by neighbours that directly relate to the current proposal to reduce the width of the building.</p> <p>London Underground Limited (LUL): LUL commented that 'though we have no objection in principle to the planning application there are a number of potential constraints on the redevelopment of a site situated close to underground tunnels and infrastructure. It will need to be demonstrated to the satisfaction of LUL engineers that:</p> <ul style="list-style-type: none"> • our right of support is not compromised • the development will not have any detrimental effect on our structures either in the short or long term • the design must be such that the loading imposed on our structures is not increased or removed • we offer no right of support to the development or land <p>Therefore LUL request that the grant of planning permission be subject to a condition to secure detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent).</p> <p>Officer's response: The minor amendment proposed does not alter the original approved scheme with regards to any impact on the nearby underground tunnels and infrastructure. The same condition and informative will be added to this decision requesting submission of details and advising the applicant to contact LUL to prepare a method statement.</p>					
CAAC/Local groups comments:	Belsize CAAC: No response received					

Site Description

The application site comprises a single storey building timber frame structure with a masonry base. The building was previously used as a retail shop (Class A1) however it suffered serious fire damage when it was burnt down in June 2014 and the site has since been boarded up.

It is located on the north-east side of Haverstock Hill between Belsize Park Underground Station to the south-east and the shops/residential accommodation of 194-210 Haverstock Hill to the north-west. The application site includes a forecourt area to the front and two parking spaces to the rear. The site is within the designated Belsize Park / Haverstock Hill neighbourhood centre, a London Underground Zone of Interest and a slope stability hydrogeological constraint area.

Although the application site is not within a conservation area itself, it is opposite the boundary of Belsize Conservation Area (CA) and adjacent to the Parkhill and Upper Park CA. Belsize CA is to the south-west, with Haverstock Hill being the boundary point. Hence buildings on the south-west side of Haverstock Hill and Glenloch Road (immediately opposite the application site) are within Belsize CA. Parkhill and Upper Park CA is to the south-east, with Belsize Park Underground Station representing the boundary point.

Relevant History

8803903 – Planning permission granted on 04/05/1989 for continued use of the forecourt for sale & display of motor cars.

2012/3137/P – Planning permission withdrawn on 02/08/2012 for erection of five storey building plus basement, to create retail space at ground and basement levels (Class A1), and five self-contained flats (1x studio, 1x1, 2x2 & 1x3 bed) from first to fourth floor levels (Class C3), following demolition of existing single storey building (Class A1).

2012/5391/P – Planning permission granted on 29/11/2013 for erection of a five storey building, plus basement, to create retail space at ground and basement levels (Class A1), and five self-contained flats (1x studio, 1x1 bed, 2x2 bed & 1x3 bed) from first to fourth floor level (Class C3), following demolition of existing single storey building (Class A1).

Relevant policies

National / Regional Policies

National Planning Policy Framework 2012
London Plan 2011

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)
CS4 (Areas of more limited change)
CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
CS7 (Promoting Camden's centres and shops)
CS10 (Supporting community facilities and services)
CS11 (Promoting sustainable and efficient travel)
CS13 (Tackling climate change through promoting higher environmental standards)
CS14 (Promoting high quality places and conserving heritage)
CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)
CS17 (Making Camden a safer place)
CS18 (Dealing with our waste and encouraging recycling)
CS19 (Delivering and monitoring the Core Strategy)
DP1 (Mixed use development)
DP2 (Making full use of Camden's capacity for housing)
DP5 (Homes of different sizes)
DP6 (Lifetime homes and wheelchair homes)
DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses)
DP15 (Community and leisure uses)
DP16 (The transport implications of development)
DP17 (Walking, cycling and public transport)
DP18 (Parking standards and the availability of car parking)
DP19 (Managing the impact of parking)
DP20 (Movement of goods and materials)
DP21 (Development connecting to the highway network)
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)
DP28 (Noise and vibration)
DP29 (Improving access)
DP30 (Shopfronts)
DP31 (Provision of, and improvements to public open space and outdoor sport and recreation facilities)
Appendix 1 (Threshold for Transport Assessments and Transport Statements)
Appendix 2 (Parking standards)

Other Planning Policies

Camden Planning Guidance (CPG) 2011/2013 (CPG1-8)
Camden Biodiversity Action Plan
Belsize Conservation Area Statement 2003
Parkhill and Upper Park Conservation Area Appraisal and Management Strategy 2011

Assessment

1. Introduction

1.1 Planning permission was granted following the completion of a S106 Legal Agreement on 29/11/2013 for the erection of a five storey building, plus basement, to create retail space at ground and basement levels (Class A1), and five self-contained flats (1x studio, 1x1 bed, 2x2 bed & 1x3 bed) from first to fourth floor level (Class C3), following demolition of existing single storey building (Class A1).

1.2 The applicant is now seeking to amend the design of the approved scheme only to reduce the width of the upper three floors by 1m. The reason for the amendment is that an agreement to oversail the adjoining land owned by the Council by 1m has not been forthcoming and so the applicant proposes to bring the development entirely within the ownership boundary. No other changes are proposed and all other aspects of the approved scheme remain the same such as land use, housing mix, height etc.

1.3 The applicant has submitted the proposed change as a minor material amendment and is therefore seeking for condition 2 of planning permission 2012/5391/P to be varied to reflect the updated drawings now proposed.

1.4 The Planning Practice Guidance on 'Flexible options for planning permissions' (March 2014) details at paragraph 017 that

"there is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved."

1.5 In determining such applications paragraph 019 of the guidance advises local planning authorities to consider:

"Development plan and material considerations, under section 38(6) of the 2004 Act, and conditions attached to the existing permission. Local planning authorities should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission".

1.6 It is within this context that the application is considered.

2. Assessment

2.1 The principle considerations material to the determination of this application are summarised as follows:

- Design (visual impact)
- Quality of residential accommodation
- Amenity
- Sustainability and energy
- Transport
- Land use
- Landscaping, trees, biodiversity and nature conservation
- Other matters – conditions, deed of variation s106 legal agreement and CIL

3. Design

- 3.1 The overall design of the proposed scheme is very similar to the approved scheme. The scheme still consists of a two-storey plus basement 'podium' covering the full depth of the site with three upper floors set back 10m from the front building line and 2.4m from the south side of Allingham Court. The height of the proposal has not changed since the approved scheme and it is still almost a storey lower than Allingham Court to the north and two-storeys higher than Belsize Park underground station to the south.
- 3.2 No changes to the scheme are proposed at basement, ground and first floor levels as well as the flank elevation which faces Allingham Court. The overall width of the upper floors would be reduced from 5.7m to 4.7m. The proposed front windows on the upper floors would be reduced in width from 2.3m to 1.4m and the width of the front element of the balconies would be increased from 0.9m to 1.10m. The proposed balconies on the side elevation facing the underground station have been removed and replaced with fixed glazed panels and the balconies towards the front elevation have been increased in size by incorporating the fixed panels into the balcony. The three windows serving the upper floors between the balconies have been increased in height by 0.5m.
- 3.3 The proposed changes to the scheme are considered to maintain the overall contemporary design which was considered to be acceptable with the approved scheme. The new narrower fenestration pattern on the front elevation is arguably an improvement on the approved scheme as the width of the windows relate well with the windows on the front elevation of Allingham Court. The rhythm and relationship of the proposed development with the neighbouring buildings would not be altered with the amendment. In addition, reducing the width of the building would result in an increased gap between the underground station and the proposed development which would increase the view of the sky and landscaping beyond. Overall the amendment to the scheme is considered to be acceptable in design terms and the proposal is considered to adequately preserve and enhance the character and appearance of the streetscape and local area. It would also preserve the setting of the adjoining listed building and offer an active frontage to the existing shared access road.

4. Quality of residential accommodation

- 4.1 Although three of the units would need to be reduced in size to accommodate for the changes, all of the proposed five residential units would still comply with the LDF and London Plan minimum floorspace and bedroom size standards, thereby providing suitably sized accommodation for future occupiers. The mix of units remains unaltered. The units are all still carefully designed internally to maximise outlook (whilst retaining privacy) are dual aspect and regularly shaped. The rear second, third and fourth floor balconies would be removed; however this is considered to be acceptable as the front balconies serving each flat on these floors would be retained and increased slightly in size.
- 4.2 Lifetime homes, waste and cycle storage and not affected by the proposed changes to the scheme and the conditions relating to such matters will remain.

5. Amenity

- 5.1 The original application considered all potential impacts on neighbouring amenity including the basement and retail element and the impact on Allingham Court which both remain unaltered. The replacement of the rear balconies with fixed glazed panels and the increase in the size of the windows on the side elevation facing Belsize underground station are not considered to have any adverse impact on amenity. The front windows will be reduced in width and so any adverse impact on amenity which was considered in the original approval will be reduced.
- 5.2 The slight increase in the size of the front balcony would have not have an adverse impact on residential amenity with regards to overlooking. None of the proposed changes are considered to impact neighbouring amenity in terms of sense of enclosure, loss of daylight/sunlight or outlook.

6. Sustainability and energy

- 6.1 The applicant has submitted a revised energy statement, which follows the approach outlined in the London Plan, LDF policies CS13, DP22 and DP23 and CPG3. Most notably the three steps of the energy hierarchy of 'be lean', 'be clean' and 'be green' have been incorporated. In overall terms it is concluded that carbon dioxide emissions are anticipated to be reduced by 28.2%, in comparison with the Part L 2010 Building Regulations, which is a policy compliant level (25% improvement in 2010-13). Of this total, over 20% will be achieved through renewable technologies. The amended scheme incorporates 43 roof mounted photovoltaics (10 less than the approved scheme, covering 51.6m²) which would potentially reduce regulated carbon dioxide emissions by 24.9%.

6.2 Similarly to the approved scheme, alongside the renewable technology, the proposals also include numerous energy reduction measures, such as insulation, high performance glazing, high efficiency boilers and energy efficient lighting. Such measures combined will lead to a 4.4% reduction. Hence the combination of be lean and be green measures are welcomed in principle and the energy strategy as a whole will be secured via the S106 Legal Agreement.

7. Transport

7.1 The transport implications are unaffected by the proposed alterations and are not required to be re-visited within the context of the original permission at the site. This is consistent with the Planning Practice Guidance detailed at paragraph 1.5 above.

8. Land use

8.1 The proposed land use is unaffected by the proposed alterations and is not required to be re-visited within the context of the original permission at the site. This is consistent with the Planning Practice Guidance detailed at paragraph 1.5 above.

9. Landscaping, trees, biodiversity and nature conservation

9.1 The proposed landscaping, trees, biodiversity and nature conservation are unaffected by the proposed alterations and is not required to be re-visited within the context of the original permission at the site. This is consistent with the Planning Practice Guidance detailed at paragraph 1.5 above.

10. Deed of variation S106 Legal Agreement

10.1 The original permission at the site was subject to a section 106 legal agreement for the following elements:

- Car-free housing;
- Construction Management Plan;
- Highways works contribution of £2,448;
- Environmental, public realm, walking and cycling improvements contribution of £7,000
- Tree works contribution;
- CfSH Level 3;
- Energy strategy;
- Education contribution of £10,748;
- Open space contribution of £6,559

10.2 There are not considered to be any new or altered heads of terms required as a result of the proposed amendments. However, all of the above elements remain relevant and necessary. As such, a deed of variation to the S106 Legal Agreement is required. This will also update the drawing and document references. The applicant has agreed in principle to enter into a legal agreement on this basis.

11. Recommendation

11.1 Grant Variation of condition 2 subject to Deed of Variation to S106 Legal Agreement.

DISCLAIMER

Decision route to be decided by nominated members on Monday 22nd December 2014. For further information please go to www.camden.gov.uk and search for 'members briefing.'

Mr Mandip Sahota
Nicholas Taylor & Associates
31 Windmill Street
London
W1T 2JN

Application Ref: **2014/6672/P**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

17 December 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**192 Haverstock Hill
London
NW3 2AJ**

DECISION

Proposal:

Variation of condition 2 (approved plans) of planning permission 2012/5391/P dated 29/11/2013 (for erection of a five storey building, plus basement, to create retail space at ground and basement levels (Class A1), and five self-contained flats) namely to reduce the width of the upper floors by 1m.

Drawing Nos:

0312/HH/ -110; -111; -112; -113; -114; -115; -200; -201; -202; -203; 210; -211; -212; -213; -310; -311; -312; -400; -500; Basement Impact Assessment by Train and Kemp Rev 08 dated October 2014; Daylight and Sunlight study dated October 2014 ref. SG/sg/09113; Energy Statement by XCO2 energy dated October 2014; Site analysis dated April 2014; Planning, design and access statement by Nicholas Taylor + Associated dated September 2014 Ref. 367-12 (V.3); Strategic Construction Management Plan by Train and Kemp Revision 09 dated October 2014; Sustainability Statement by XCO2 energy dated October 2014; Transport statement by PTP dated 20th October 2014 ref. 21142/01



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

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 0312/HH/ -001; -101; -102; -103; -104; -105; -106; -110; -111; -112; -113; -114; -115; -200; -201; -202; -203; 210; -211; -212; -213; -310; -311; -312; -400; -500; Planning, design and access statement by Nicholas Taylor + Associated dated September 2014 Ref. 367-12 (V.3); Transport statement by PTP dated 20th October 2014 ref. 21142/01; Daylight and Sunlight study dated October 2014 ref. SG/sg/09113; Strategic Construction Management Plan by Train and Kemp Revision 09 dated October 2014; Basement Impact Assessment by Train and Kemp Rev 08 dated October 2014; Sustainability Statement by XCO2 energy dated October 2014; Energy Statement by XCO2 energy dated October 2014; Site analysis dated April 2014; Bat Site Assessment by Amphibian, Reptile & Mammal Conservation Limited dated 2012; Lifetime Homes Compliance List; Note on Bat and Bird Boxes & Biodiverse Extensive Green Roof Specification dated October 2012 by Gary Grant; Tree Constraints Plan, Arboricultural Implications Assessment, Arboricultural Method Statement and Tree Protection Plan by Greenman Environmental Management Ref TCP/AIA/AMS/TPP-SR-Haverstock Hill-2132012; Tree Report by Adam Cook Landscape Planning and Design dated June 2012; Outline Landscape Layout Plan Draft dated June 2012 rev.3 by Adam Cook; Outline Design Perspective View East dated June 2012 Fig 2 by Adam Cook; Outline Design Perspective View South dated June 2012 Fig 3 by Adam Cook; Computer Generated Image of Haverstock Hill streetscene.

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

- 2 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:
 - a) Typical details of new balustrade at a scale of 1:10 including materials and finish.
 - b) Plan, elevation and section drawings of all new doors and windows including jambs, head and cill, at a scale of 1:10
 - c) Samples and manufacturer's details of new facing materials to be provided on site and retained on site during the course of the works.

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

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework

Development Policies.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the means of enclosure outside opening hours of the ground floor recessed area on the Haverstock Hill frontage, shall be submitted to and approved in writing by the Council before prior to any development commencing. The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: In order to seek to protect the amenity of occupiers from possible instances of crime, fear of crime and anti-social behaviour and to safeguard the appearance of the premises and the character of the immediate area, in accordance with policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving heritage) and CS17 (Making Camden a safer place) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 4 Prior to the first occupation of any new residential unit the green roof on the drawings and documents hereby approved shall be provided in its entirety. The green roof shall be installed strictly in accordance with the details hereby approved and shall be retained and maintained as such 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 (Tackling climate change through promoting higher environmental standards) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies.

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

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season

following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

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

- 7 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.

- 8 Prior to the first occupation of any new residential unit all of the bird/bat boxes and bricks on the drawings and documents hereby approved shall be provided in their entirety. The boxes / bricks shall be installed strictly in accordance with the details hereby approved and shall be retained and maintained as such thereafter.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 9 Prior to the first occupation of any new residential unit the whole of the 6 spaces of cycle parking provision shown on the approved drawings shall be provided. The whole of the cycle parking provision shall be permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

- 10 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- a) provide details on all structures
- b) accommodate the location of the existing London Underground structures
- c) demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering London Underground land
- d) demonstrate that there will at no time be any potential security risk to London Underground railway, property or structures
- e) accommodate ground movement arising from the construction thereof
- f) mitigate the effects of noise and vibration arising from the adjoining operations within the structures

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development), DP20 (Movement of goods and materials) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.

- 11 Prior to the first occupation of any of the new residential units the whole of the waste storage and removal facilities shown on the approved drawings shall be provided. The whole of the waste storage and removal provision shall be permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate waste storage and removal facilities and to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS18 (Dealing with our waste and encouraging recycling) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local

Development Framework Development Policies.

- 12 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 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.

- 13 Only the areas specifically shown on the plans hereby approved as an external terrace or balcony shall be used for such purposes; and no other flat roofed areas (such as the roof level or the green roof area) shall be used as a roof terrace, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 14 Prior to the first occupation of any residential unit all north (side) elevation windows (facing Allingham Court) detailed as obscure glazed on the approved drawings shall be fully installed with obscure glazing and shall be permanently retained and maintained thereafter.

Reason: In order to prevent any detrimental impacts of overlooking of the neighbouring premises in accordance with the requirement of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 15 The development hereby permitted must be begun not later than the end of three years from the date of the original permission dated 29/11/2013 (Ref: 2012/5391/P).

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

Informative(s):

- 1 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

- 2 You are advised that the Transport Strategy Team should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. tel: 020-7974 5543 for further advice and information.
- 3 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.
- 4 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).
- 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 With regard to condition no. 13 you are advised to look at Camden Planning

Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5124) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.

- 7 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.
- 8 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.
- 9 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.
- 10 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 11 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre. This will assist in a key principle of PPS9 (Biodiversity and Geological Conservation) by building up the data base of up-to-date ecological information and this will help in future decision making.
- 12 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.
- 13 You are advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; drainage; excavation; construction methods; security; boundary treatment; safety barriers; landscaping and lighting.

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

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION