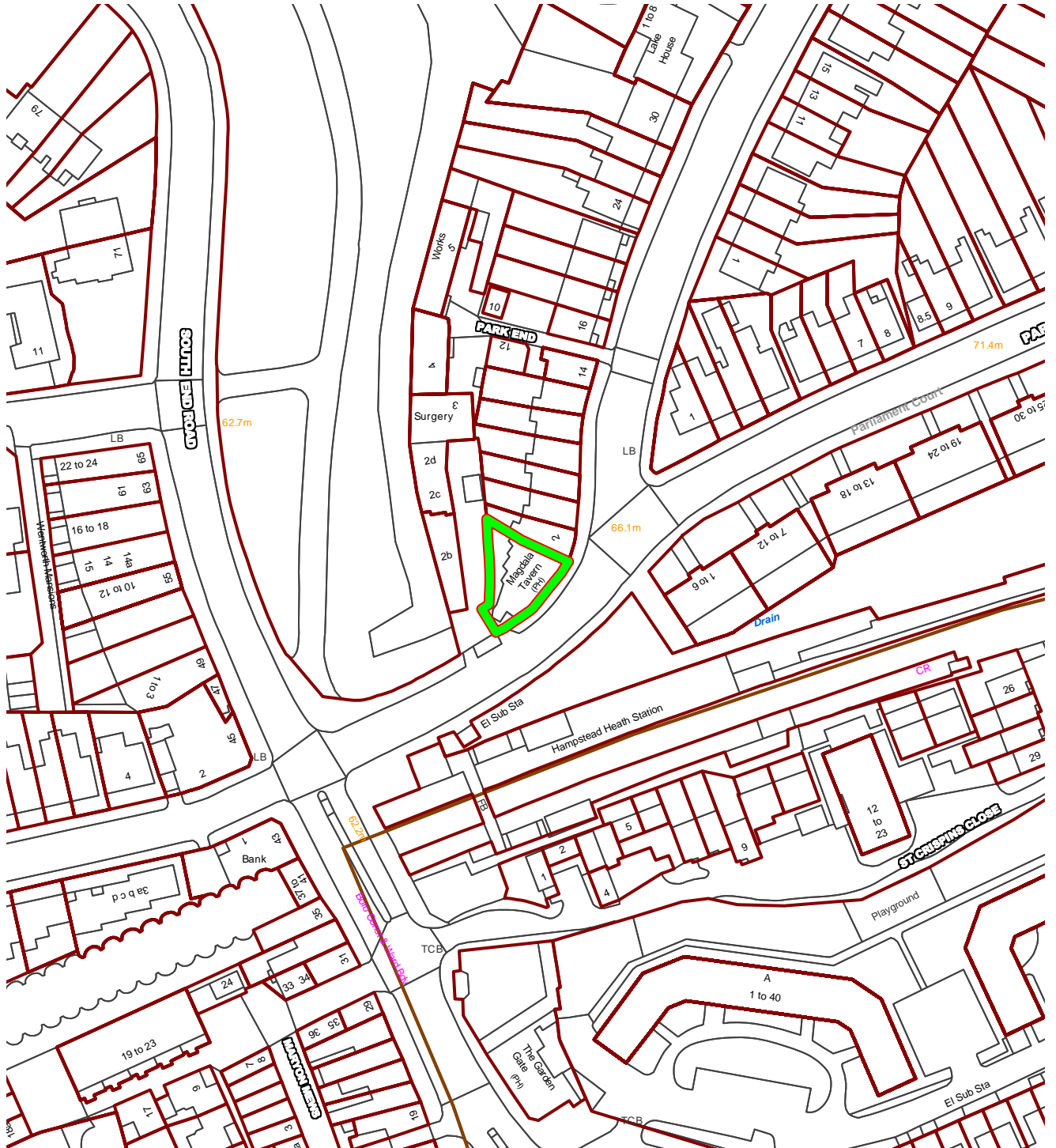


The Magdala, 2A South Hill Park, London,
NW3 2SB

2014/6588/P



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

Site Photos –

Photo 1: Existing Side Elevation



Photo 2: Existing Front Elevation



Photo 3: View from existing roof down to 2b South Park Hill



Photo 4: Computer Generated Image (CGI) showing proposed mansard



Delegated Report		Analysis sheet	Expiry Date:	25/12/2014
(Members Briefing)		N/A / attached	Consultation Expiry Date:	28/01/2015
Officer			Application Number(s)	
Jonathan McClue			2014/6588/P	
Application Address			Drawing Numbers	
The Magdala 2A South Hill Park London NW3 2SB			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Mansard roof extension to creation an additional floor; the creation of 2 self-contained 2 bedroom flats; ground floor rear extension to create additional pub (A4) space; new residential access, pathway and associated bike and refuse store.				
Recommendation(s):		Grant Planning Permission Subject to conditions and Section 106 Agreement		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	15	No. of responses	07	No. of objections	05
Summary of consultation responses:	<p data-bbox="422 405 1070 472">Advertised in the Ham & High on 06/11/2014. Site Notice displayed from 05/11/2014.</p> <p data-bbox="422 517 1517 584">The adjoining occupiers were re-consulted on 07/01/2015 following revisions to the plans.</p> <p data-bbox="422 629 1517 696">5 objections have been received, 2 letters of support and a signed petition in support.</p> <p data-bbox="422 741 1477 842">The objections received were from residents at South Hill Park, Ferncroft Avenue and from Linda Chung (former Hampstead Town Ward Councillor 2008-2014). They are summarised below:</p> <ul data-bbox="472 887 1517 1223" style="list-style-type: none"> • Loss of community facility on first floor and rear garden area • Residential development on upper levels would harm the existence of the community asset by not allowing adequate space for the pub to function • The mansard extension would result in overlooking and loss of privacy to their rear garden • The mansard extension would result in a loss of daylight and sunlight • The mansard would harm the character and appearance of the conservation area <p data-bbox="422 1256 695 1290"><u>Officer Response</u></p> <ul data-bbox="472 1335 1517 1738" style="list-style-type: none"> • The first floor function room would be retained and a separate stairwell is proposed so access to it does not conflict with the proposed residential use. An area of outdoor space would be retained for the pub • The basement, ground and first floors would remain in pub and community use. The existing second floor is currently vacant and was previously used as residential accommodation. There would be an increase in pub space and it would be able to function in the capacity that does now • The remaining 3 points are covered within the main body of the report under 4.0 Residential Amenity <p data-bbox="422 1771 1445 1839">The supporting submissions were from the occupiers of Flats 1 and 2 at South Hill:</p> <ul data-bbox="472 1883 1445 2074" style="list-style-type: none"> • The proposal would result in a beneficial development to local residents and visitors • Necessary for the Magdala to continue as a valuable local asset. • The extensions are not overly intrusive. <p data-bbox="422 2107 1501 2175">The petition in support was signed by 110 individuals from the general area. It states that the planned residential development and mansard extension</p>					

	<p>are essential for the survival of the pub.</p>
<p>CAAC/Local groups comments:</p>	<p>South End Green Association (SEGA) objection:</p> <ol style="list-style-type: none"> 1) Loss of staff accommodation 2) The Daylight and Sunlight Assessment fails two tests on windows within 2B South Hill Park. This property and its garden will be overlooking and overshadowed by the mansard roof. <p><u>Officer Response</u></p> <ol style="list-style-type: none"> 1) The second floor of the public house has historically been in residential use and is currently vacant. There is no objection to the loss of staff accommodation as it does not serve a community function and the pub use does not require this ancillary element to function 2) This is discussed within the main body of the report under 4.0 Residential Amenity <p>The Heath & Hampstead Society objection:</p> <ol style="list-style-type: none"> 1) Design of mansard is unacceptable as should be curved to follow the road line. <p><u>Officer Response</u></p> <ol style="list-style-type: none"> 1) The mansard has been amended to follow the front curvature of the storeys below it.

Site Description

The Magdala Public House (PH) is a 3-storey (plus 2014/3286/P) end of terrace building located on the north side of South Hill Park. It has an ancillary meeting room on the 1st floor and a manager's flat on the 2nd. The pub and meeting room are considered to be of a significant value to the community and as such the building has been designated as an Asset of Community Value (ACV) since 29/08/2014.

An ACV is a nominated asset under the Localism Act 2011. If a landowner wishes to sell a registered property they must notify the Council and community groups who are able to trigger a 6 month moratorium if they want to buy an ACV. The Magdala PH was nominated as an ACV because the pub and function room furthers the social and cultural well-being of the local community.

The site is situated at the bottom of South Hill Park, adjacent to Hampstead Heath and close to the Hampstead Heath overground station. It is located within the South Hill Park Conservation Area and is listed as a building that makes a positive contribution to the character and appearance of the area. The building is not subject to a statutory listing.

Relevant History

July 1998 – Planning Permission Granted - The demolition of two existing side and rear extension, the erection of a single storey rear extension incorporating five escape and staircase and a new ventilation duct on the rear elevations, the insertion of two windows on the flank wall and erection of a fence to the side; ref. **PW98023126**

November 2000 – Planning Permission Granted - Relocation of ventilation duct on rear elevation and application of a matt black finish, as shown on drawing numbers; 5864.P4G, unnumbered A4 sketch showing alterations to ventilation duct; ref. **PWX0002862**

January 2013 - Advert Consent Granted - Display of 5 x externally illuminated boards to front elevation, 1 x externally illuminated fascia signs to front and side elevation and 1 x externally illuminated projecting signs to front elevation; ref. **2012/6093/A**

March 2014 - Pre-application Advice Issued – Pre-application advice was sought for side, rear and roof extensions and the creation of 2 self-contained flats. The advice stated the residential accommodation would be acceptable in principle subject to further details; the mansard extension would be acceptable in principle subject to compliance with CPG1 (Design); the units would need to be car free and any loss to the public house use would not be supported; ref. **2014/0216/PRE**

Relevant policies

National Planning Policy Framework (Adopted March 2012)

The London Plan 2011

LDF Core Strategy

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS6 - Providing quality homes

CS10 - Supporting community facilities

CS14 - Promoting high quality places and conserving our heritage

Development Policies

DP2 - Making full use of Camden's capacity for housing

DP3 - Contributions to the supply of affordable housing

DP5 - Housing size mix

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

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
DP27 - Basements and lightwells

Camden Planning Guidance (CPG)

CPG1 (Design): Section 4: Extensions, alterations and conservatories.
CPG2 (Housing): Section 4: Residential space standards, Section 5: Lifetimes Homes.
CPG3 (Sustainability): Sections 1-9.
CPG4 (basements)
CPG6 (Amenity): Sections 1-7 & Section 11.
CPG7 (Transport): Sections 1-9.
CPG8 (Planning Obligations)

South Hill Park Conservation Area Statement

Assessment

1.0 Proposal

1.1 Planning permission is sought for a mansard roof extension to create an additional floor; the creation of 2 self-contained 2 bedroom flats; a ground floor rear extension to create additional space for the public house (A4); the creation of a new residential access and associated pathways, bike and refuse storage.

1.2 The proposed mansard would create a third floor to the building. It would have a height of 2.8m above the existing roof; an internal height of 2.4m; an internal pitch of 70 degrees; be set in from the front parapet by 688mm, the side parapet by 413mm and the rear parapet by 498mm and slope away from each frontage forming a flat topped mansard; have 6 dormers (3 front and 3 rear) and be constructed of natural slate, lead, matching brickwork and white painted timber sash windows.

1.3 The proposed ground floor element would replace an existing closet extension and external staircase. It would match the depth of the closet element with a width of 3.97m; have a flat roof with a height of 5.09m and it would be constructed out of matching brickwork and timber casement windows. The extension would provide additional space for the public house and a separate access to the proposed flats above. The ground floor pub would be retained and subject to internal alterations to improve its layout and function.

1.4 A new second floor window serving the stairwell would be included on the rear elevation. It would match the first floor window below it.

1.5 A separate access and pathway would be created to the residential units from South Hill Park. It would include a 1.66m timber gate to the front leading to a path with ramped access around the side and rear of the building to the flat entrance. Bike and bin storage for the residents within the rear garden would also be included. The pub's outdoor amenity space would be limited to a smaller enclosed area to the side of the building, fronting South Hill Park.

1.6 The first floor function room would be retained and unaltered along with the ancillary rooms. A new staircore providing direct access between the ground floor pub and function area would be constructed. No works to the basement are proposed and its use as storage and WCs for the pub would remain.

Revisions

1.7 A number of revisions were received during the course of the application to respond to concerns and objections raised by the Council, neighbouring occupiers and interested parties. The revisions include:

- The height of the mansard was lowered from 2.6m to 2.4m and the internal pitch was reduced to 70 degrees to accord with CPG2 (Design) requirements relating to mansard roof extensions
- A new internal staircore was created between the ground floor pub and the function room on the first floor to provide independent access from the new residential entrance
- A revised ground floor plan was submitted to clearly indicate the areas of the garden allocated to the pub and the residential units
- A revised daylight and sunlight report was submitted to take into account the reduction to the height of the mansard roof. The impact on the neighbouring windows was reduced
- A new window to the rear of the proposed ground floor extension was amended to match an existing window on the ground floor

1.8 A response to the submitted objections was received from the agent on 03/02/2015. The document provided a rebuttal to all of objections.

2.0 Land Use

Retention of Community Use

2.1 The public house and the first floor function room are considered to serve the needs of the local community and as such have been nominated as an asset of community value.

2.2 The proposed development would retain the ground floor public house use and improve its layout and the floor area by providing a small extension to the rear. The first floor function room, which serves a community role, would be retained and renovated with no change to the amount of available floorspace. A new staircore would provide access directly between the function room and the pub below. The stairwell leading from the rear entrance to the proposed residential units on the second and third floors would provide no access to the first floor function room. Therefore, a conflict between users of the function room and the upper floor residents of the flats would not result. The residents would also not have to enter the pub to access their accommodation.

2.3 On this basis, it is considered that the proposal would be in accordance with policies CS7, CS10, DP10 and DP15 as it would protect and enhance the existing community use.

Principle and Standard of Proposed Residential Accommodation

2.4 The second floor of the host building was formerly used as ancillary staff accommodation and is currently vacant, with the walls, floors, ceiling and all existing services removed. This floor was not used as a function room or a facility that provided any community value. The loss of staff accommodation would be acceptable in this instance and the creation of residential accommodation on this floor and the proposed floor above would be an appropriate use in principle. Policy DP2 seeks to maximise additional homes in the borough and expects the majority of the contribution to come from vacant or underused sites like the one here. The acceptability of the units would be subject to them providing an adequate standard of living accommodation, an appropriate mixture of housing and the amenities of the prospective occupiers must be protected from the pub and community facility below.

2.5 The proposed residential units would need to conform to table 3.3 of the London Plan which requires at least 70sq.m of gross internal area (GIA) for a 2 bedroom 4 person flat and 61sq.m for a 2 bedroom 3 person flat. The second floor 2 bedroom unit would provide 79sq.m to comfortably exceed the requirements of the London Plan. On the 3rd floor, 2 double rooms would be provided (as they would be 11sq.m or above) resulting in a need to provide 70sq.m. The proposed unit would have a

GIA of 69sq.m which represents a minor shortfall of 1sq.m. This shortfall is considered acceptable in this instance as the unit provides a good functional layout and standard of living. In addition, both of the units would be dual aspect with northwest and southeast facing windows. All of the habitable rooms would benefit from a window with a good outlook. A communal rear garden area is provided for both of the flats.

2.6 Policy DP5 seeks to ensure that new housing is in line with the housing priorities for the borough. The housing priority for market 2 bedroom units is very high and the proposed development is in accordance with this.

2.7 The details have indicated that the proposed units comply with Part M of the Building Regulations in the context of Lifetime Homes. A full Lifetime Homes assessment is provided within the Design and Access Statement. This would be secured by way of planning condition requiring the details to be implemented.

2.8 The proposed units would sit above a pub and function room. Policy DP26 seeks to ensure that developments provide an acceptable standard of accommodation and policy DP28 provides more detail on noise and vibration. DP28 specifically states that the Council will not grant planning permission for development sensitive to noise in locations with noise pollution, unless appropriate attenuation measures are provided. An External Noise Assessment has been submitted to assess the potential noise impacts on the 2nd and 3rd floors and the resulting mitigation measures that would be required.

2.9 The proposal was measured against BS 8233: 2014 for predicted internal noise levels within dwellings and the WHO guidelines for community noise for external living areas. In addition, an assessment with reference to paragraph 123 of the NPPF and the Noise Policy Statement for England 2010 was made. The report found that there would be No Observed Effect Level (NOEL). Based on the findings minimum construction details regarding wall and window thicknesses and acoustic through frame trickle vents were suggested. A condition would be attached to this permission requiring all sound insulation measures to be implemented prior to occupation.

3.0 Conservation and Design

Mansard Roof

3.1 Policy DP24 requires developments to be of the highest standard of design and to respect the character, setting, form and scale of the host and surrounding buildings. Policy 25 seeks to preserve and enhance the character and appearance of conservation area. Section 5 of CPG2 (Design) refers to roof alterations and extensions with paragraph 5.7 stating that additional storeys and roof alterations are likely to be acceptable where there is an established form of roof addition or alteration within a terrace of group of buildings.

3.2 The majority of the buildings within the application site's terrace have existing roof alterations and an additional storey above the host building's flat roof, with the 2 adjoining properties at 2 and 4 South Hill Park benefitting from mansard roofs with dormers. In addition, it can be demonstrated that the host building used to benefit from a mansard roof itself, with inspections on site indicating a partially painted flank wall on the gable of 2 South Hill Park. Therefore, the proposed mansard here would be in keeping with the prevailing pattern of development and it would help bring completeness to the roof form or the terrace, subject to an appropriate design.

3.3 The proposal is for a flat topped mansard that has been designed in accordance with CPG2 and has resulted in revisions that have been considered acceptable by the Council's Conservation and Heritage Officer. The angle of the lower slope has been set at 70 degrees; the mansard would be setback well behind the parapets, separated by a substantial gutter and be constructed of natural slate, lead, matching brickwork and white painted timber sash windows in line with paragraph 5.9 of CPG2.

3.4 The front and rear dormers have been appropriately designed to be subservient within the proposed mansard, of an appropriate number, form, scale and pane size and in keeping with the

surrounding development.

3.5 Overall, it is considered that the mansard would be subservient and of an appropriate scale to the host and surrounding buildings and would preserve the character and appearance of the South Hill Park Conservation Area.

Rear Extension

3.6 The proposed ground floor extension would match the depth of the existing closet wing and external staircase to the rear of the host building and would be shallower than an adjacent 3 storey rear extension at 2 South Hill Park. Overall, the scale of the rear element would be similar to the extensions it would replace and it is considered to be subservient and in keeping with the host building.

Other External Alterations

3.7 The other minor external alterations to the rear are considered to be acceptable and in keeping with the host building and the conservation area. The new windows to the rear would match existing ones on that elevation.

3.8 The new timber gate to the front of the property would require planning permission as it is more than 1m high and it lies adjacent to a public highway. The height and materials used for the gate are in keeping with the adjoining fence fronting South Hill Park and would preserve the character and appearance of the conservation area.

4.0 Residential Amenity

4.1 Residential properties lie to the rear (east) of the Magdala PH at 2b, 2c and 2d South Hill Park, with 2b the closest in proximity. These properties are located at a lower ground level (approximately 900mm) with a setback of up to 7.2m from Magdala's rear boundary. The adjacent buildings on 2-14 South Hill Park have upper level residential flats.

4.2 The application is supported by a Building Research Establishment (BRE) Daylight and Sunlight assessment created by Price & Myers Consulting Engineers. The report concluded that there would be a minor impact on the availability of sunlight during the winter months, on a small proportion of the windows at 2b South Hill Park. No impact was found on the annual sunlight availability in the garden and amenity spaces associated with this property. It was therefore demonstrated that the proposal would ensure good levels of daylight and sunlight on the surrounding buildings and their associated garden spaces. Based on the above outcome of the study, it is considered that a material loss of daylight and sunlight would not be lost to the adjoining occupiers.

4.3 In terms of overlooking, it is noted that the Magdala PH has previously had residential accommodation on the 2nd floor which had rear windows serving habitable rooms. Therefore, an existing level of overlooking and loss of privacy has previously existed from this development. The 2nd floor unit would have 3 rear windows, 2 serving bedrooms and the other a stairwell and the 3rd floor unit would introduce 3 rear windows, with 1 serving a bedroom and the others a stairwell and bathroom.

4.4 It is not considered that the proposal would result in a material harm to the neighbouring residents to the rear at 2b, 2c and 2d South Hill Park by way of overlooking or a loss of privacy. The proposed bedroom windows on the 2nd and 3rd floors would have setbacks of 10.9m, 11.4m and 16.5m from the nearest property at 2b South Hill Park. While this distance does not meet the 18m recommendation within CPG6 (Amenity), it is noted that this guidance relates to habitable room windows that directly face each other. The proposed windows do not directly face the rear elevation of 2b as that building forms an acute angle with the host property. In addition, the ground floor and first floor windows at 2b are at much lower height and angle than the proposed windows. Due to the setback of the resulting windows from the adjacent ones at 2b, the acute angle of their orientation laterally and their lower height, it is considered that a significant level of overlooking would not be introduced. Furthermore, the relationship would be similar to the established urban form with the upper floor residential

windows at 2-14 South Hill Park having a similar setback and orientation with the blocks of flats at 2b, 2c and 2d.

4.5 The ground floor rear extension has a setback of 4.1m in line with the existing closet wing and stairwell. Due to its height, setback from the properties to the rear and the existence of boundary treatment, including a high boundary wall, it is considered that it would not result in any overbearing impacts or a material loss of light or outlook to adjoining occupiers.

4.6 The pub and function room would remain and the increase in floor area to the ground floor would not be likely to result in a significant increase to existing levels of activity. Objections have been raised regarding noise created from the pub's outdoor space, however, it is noted that the pub currently has full use of the garden area. The proposal would result in a significant reduction to the amenity space of the pub which would be restricted to a small fenced area connected to the side of the building fronting South Hill Park. This area is set further away from neighbouring residents than the remaining garden area to the rear that would be in residential use. A planning condition would be attached to control the use of this area. On this basis, it is considered that the resulting level of noise and general disturbance from the pub use would be less than the existing impact.

5.0 Transport

5.1 The site has a Public Transport Accessibility Level (PTAL) of 4 and is located in a Controlled Parking Zone (CA-H). Policy DP18 states that the Council will expect development to be car-free in Town Centres and areas that are easily accessible by public transport. The CPZ is identified as suffering from parking stress, and CPG7 (Transport) also states that the Council expects car-free development where development could lead to on-street parking problems. As such the proposed flats would be expected to be car-free which would be secured by a Section 106 Legal Agreement.

5.2 Bin and bike storage is proposed within the rear garden dedicated to the residential flats. To comply with the London Plan and policy D17, 3 spaces must be provided (1 per unit and 1 visitor's space). The proposal provides these spaces with the potential for further to be located on the site behind the security gate if needed.

5.3 Due to the nature, scale and location of the proposal, it is not considered that a Construction Management Plan (CMP) would be required. Despite this, the applicant might need to obtain temporary parking bay suspensions and other highway licences (e.g. skip licence, hoarding licence) from the Council in order to facilitate servicing of the site during construction.

5.4 It likely that a financial contribution would be required to repave the footway directly adjacent to the site, especially if the footway is in a poor state of repair. The financial contribution would be secured as a Section 106 planning obligation.

5.5 The Council has been investigating ways of encouraging walking and cycling as the primary modes of transport for trips to and from the site. This can be done by making improvements to walking and cycling routes in the local area. Therefore, the Council would seek to secure a financial contribution of £4,000 (£2,000 per unit) for Pedestrian, Cycling and Environmental Improvements in the local area if planning permission is granted. The financial contribution of £4,000 would be secured as a section 106 planning obligation.

6.0 Trees

6.1 An Arboricultural Report has been submitted to provide an impact assessment and method statement for the proposed development, as there are a number of mature trees within the vicinity of the application site. The report has been created in accordance with BS 5837:2012. The method statement specifies the principles to be adopted during construction and demolition. All trees within the vicinity of the site are to be retained as part of the proposal with tree protection methods outlined. Further to the details submitted, a condition would be attached to this planning permission demonstrating how the identified trees identified as being retained within the report would be

protected during construction work.

7.0 CIL

7.1 The proposal would result in the creation of 2 residential units and would be liable towards the Mayoral CIL. The CIL contribution is calculated at £50 per sqm. This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, and subject to indexation in line with the construction costs index.

8.0 Recommendation and Conclusion

8.1 The retention of the ground floor pub and first floor function room is supported as they are assets of community value. It is considered that the redevelopment of the building and the introduction of residential units would make the pub viable and help prevent it from being lost. Residential accommodation is considered acceptable in this location and the units would be of a high standard for its future occupiers. The extensions and alterations to the building have undergone amendments throughout the pre-application and application phase and are now considered to be in keeping with the character and appearance of the host building and the conservation area. It is considered that some loss of light and overlooking may result to occupiers to the rear, however, these are not to a material level that would justify a refusal. There are no significant trees on the application site but further protection details regarding those in close proximity would be secured via planning condition. Based on the above and the securing of a Section 106 Agreement in relation to a car-free development and financial contributions, planning permission is recommended.

DISCLAIMER

Decision route to be decided by nominated members on Monday the 9th of February 2015. For further information please click [here](#)

Brooks/Murray Architects
8-10 New North Place
London
EC2A 4JAApplication Ref: **2014/6588/P**

05 February 2015

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:

**The Magdala
2A South Hill Park
London
NW3 2SB**

Proposal:

Mansard roof extension to create an additional floor; the creation of 2 self-contained 2 bedroom flats; ground floor rear extension to create addition pub (A4) space; new residential access, pathway and associated bike and refuse store.

Drawing Nos: P1-985.04-002 Rev A; 003 Rev A; 004 Rev A; 005 Rev A; 006 Rev A; 007 Rev A; 008 Rev A; 009 Rev A; 010 Rev A; 101 Rev A; 102A Rev A; 102B Rev A; 103 Rev A; 104 Rev A; 105 Rev A; 106 Rev A; 200 Rev A; 201 Rev A; 202 Rev A and 300 Rev A, External Noise Assessment (SA-3369) dated 25/09/2014, Arboricultural Report dated 08/09/2014 and Daylight and Sunlight Assessment dated 21/01/2015.

DECISION
The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

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

Condition(s) and Reason(s):

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

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

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 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 P1-985.04-002 Rev A; 003 Rev A; 004 Rev A; 005 Rev A; 006 Rev A; 007 Rev A; 008 Rev A; 009 Rev A; 010 Rev A; 101 Rev A; 102A Rev A; 102B Rev A; 103 Rev A; 104 Rev A; 105 Rev A; 106 Rev A; 200 Rev A; 201 Rev A; 202 Rev A and 300 Rev A, External Noise Assessment (SA-3369) dated 25/09/2014, Arboricultural Report dated 08/09/2014 and Daylight and Sunlight Assessment dated 21/01/2015.

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

- 4 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 indicated within the 'Arboricultural Report' 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.

- 5 Prior to the occupation of the proposed residential units, sound insulation shall be provided for the building in accordance with by the local planning authority in writing. The use shall thereafter not be carried out other than in accordance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP12

of the London Borough of Camden Local Development Framework Development Policies.

- 6 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.

- 7 The outdoor amenity space available to the public house use shall be restricted to the area of land identified on drawing no. P1-985.04-102B.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP12 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

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

DECISION

Culture and Environment Directorate