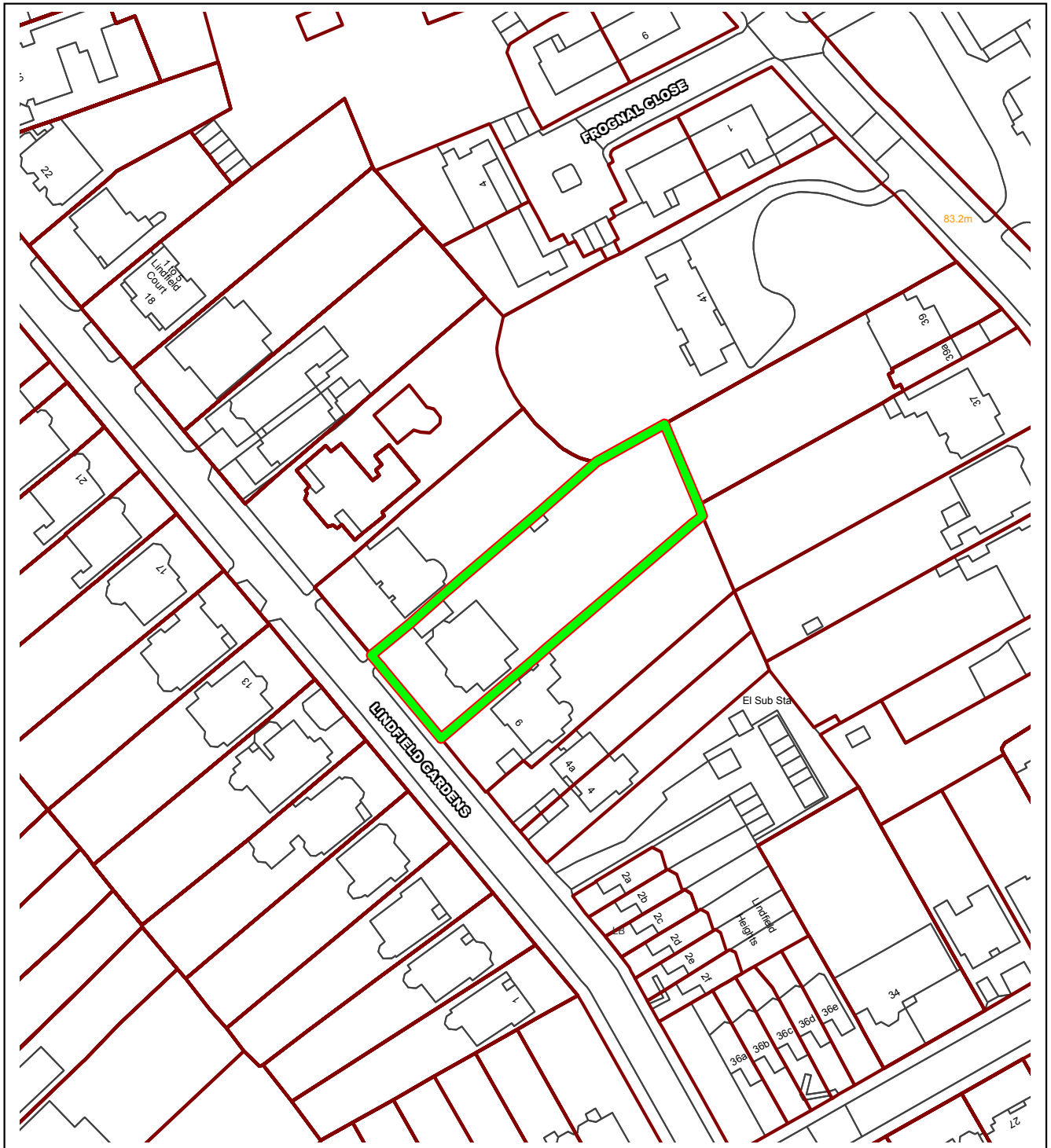


8 Lindfield Gardens - 2014/3625/P



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Front of property



Rear of property



Rear of property showing paving



Rear garden and rear elevation of property

Members Briefing Report		Analysis sheet		Expiry Date:		01/08/2014	
		N/A / attached		Consultation Expiry Date:		3/7/2014	
Officer				Application Number(s)			
Nanayaa Ampoma				2014/3625/P			
Application Address				Drawing Numbers			
Ground Floor Flat 8 Lindfield Gardens London NW3 6PU				See Decision Notice			
PO 3/4	Area Team Signature		C&UD	Authorised Officer Signature			
Proposal(s)							
The erection of a rear ground floor and basement extension.							
Recommendation(s):		Granted subject to a Section 106 Legal Agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Consultations							
Adjoining Occupiers:	No. notified	20	No. of responses	41	No. of objections	28	
					No. of Supports	6	

A Site Notice was displayed at the property for a period of 21 days between 10/06/2014 to 01/07/2014. A further consultations period was also given for comments in relation to the independent verification of the applicant's BIA.

Adjoining neighbours were notified. Officers have received both letters in support and in objection to the development from neighbouring properties. These comments can be summarised as follows:

Support :

- Flat 4, 24 Belsize Crescent
- 30 Ellerdale Road
- 26 Ellerdale Road
- 6 Lindfield Gardens
- Flat 7, 12 Lindfield Gardens
- 15 Lindfield Gardens

Comments:

- No issues with plan or development
- Design acceptable
- In favour of proposal

Summary of consultation responses:

Objections:

- 38 Arkwright Road
- Flat G, 17 Frogal
- 17A Langland Gardens
- 17C Langland Gardens
- 2c Lindfield Gardens
- Flat 1, 3 Lindfield Gardens
- Flat 1, 5 Lindfield Gardens
- Flat 3, 5 Lindfield Gardens
- Flat A, 8 Lindfield Gardens
- Flat 2, 8 Lindfield Gardens
- Flat 3, 8 Lindfield Gardens
- Flat 4, 8 Lindfield Gardens
- Garden Flat, 9 Lindfield Garden
- Flat 4, 9 Lindfield Gardens
- Flat 2, 11 Lindfield Gardens
- Flat 3, 11 Langland Gardens
- Flat 4, 11 Lindfield Gardens
- Flat 5, 11 Lindfield Gardens
- Flat 6, 11 Lindfield Gardens
- Flat 7, 11 Lindfield Gardens
- Flat 8, 11 Lindfield Gardens
- Flat 5, 15 Lindfield Gardens
- 22B Lindfield Gardens

Comments:

- Camden Council policy states that permission will only be granted for developments that do not cause harm to the built or natural environment and this does
- Independent assessment by LBH Wembley clearly states that not enough information has been submitted to meet Camden Council policies i.e no underpinning works
- The basement is outside the footprint of the property
- There is existing evidence of subsidence and ground movement at the site.
- There has been previous flooding at the site and this hasn't been addressed by the applicant
- Excavation works would be detrimental to the foundation of the property
- Scale of development is too large and has not changed since previous application
- The BIA submitted does not address issues of water flow, water levels and light pollution from glass area
- No construction plans have been submitted
- There will be significant noise and, dirt, dust during construction
- No demonstrated means of escape from the basement
- No consultation for the four other flats in the area.
- Impact on trees
- Extension would lead to a loss of garden space
- There has been a lack of risk assessment by the applicant in relation to perceived damage to other neighbouring properties
- Parking issues already at site will be exacerbated
- Area already built up
- Development would cause significant disturbance to nearby properties and traffic in the area
- Object to principle of development
- Design does not relate to property, out of keeping with area
- Examples quoted in support of application are not relevant
- No green roof is proposed
- Basement size has not changed in relation to previous app
- The development does not address previous concerns identified in the previous application 2013/4006/P
- Structural report submitted by neighbour makes the conclusion: The information provided by the applicant is inadequate and does not meet the minimum requirements of Camden Council. The applicant has failed to investigate and therefore understand the uniqueness of the soil, the groundwater and general ground conditions in the area and how variable they are. The proposed extension to the basement is significant both in plan and depth.

Officer response: See section 'Basement Impact Assessment' (paragraph 3.8-3.16) for comments on structural stability of proposed basement and section 'Design' (paragraph 3.4-3.7) for comments on the size of extension.

All relevant neighbours were consulted in accordance with statement of community involvement. LBH Wembley provided an independent assessment of the Basement Impact Assessment. A Construction

	<p><i>Management Plan would be secured via S106 legal agreement. Parking and other highways matters would also be dealt with under the S106. The Council places greater reliance on its own commissioned independent assessment rather than the applicant's or that submitted by neighbours because it is considered to be more objective. Basements outside the footprint of the original building are not uncommon.</i></p> <p><i>It should also be noted that since the submission of the objections relating to the structural integrity of the basement the applicant has conducted further investigation and further independent verifications have been sought. In summary the applicant has submitted two revisions to their original BIA and both these further assessments have been independently verified by LBH Wembley and found to be sound.</i></p> <p><i>The previous application (2013/4006/P) was refused because of concerns regarding the structural stability of the basement and the proposed size of (the then wrap-around) rear extension. The principle of basement development was not an issue.</i></p>
<p>CAAC/Local groups* comments: *Please Specify</p>	<p>Hampstead Heath society:</p> <ul style="list-style-type: none"> • The Basement Impact Assessment appears to address these issues, though somewhat perfunctorily, but full analysis of the assumptions and calculations made by the applicant's engineers shows a number of fundamental flaws. • In essence, the applicants have not taken the necessary basic steps to examine the likely consequences of the excavations on adjoining properties, or the upper part of No.8 not in the ownership of the applicant, and that significant potential risks exist of severe damage to them. • It is clear that the assessment made in the BIA that such potential damage would be "very slight", measured on the Burland Scale, is extremely optimistic, and not justified by the facts. <p>CAAC:</p> <ul style="list-style-type: none"> • Over development of site • Development is too large to simply be for residential use, may be used for commercial • Some bedrooms seem unacceptably small • Extension is contrary to guidance • Considerable loss of trees • Loss of garden area <p>Officer Response: <i>See section 'Basement Impact Assessment' (paragraph 3.8-3.16) for comments on structural stability of proposed basement and section 'Design' (paragraph 3.4-3.7) for comments on the size of extension.</i></p>

Site Description

The application site relates to a large detached three storey residential dwelling house, which has been developed over the years. The properties in Lindfield Gardens date back to the early to mid-1890s. According to the planning history, it was once a single family dwelling house. In 1948, permission was given for the property to be divided into flats. Later additions were made in the forms of a ground floor rear extension, side extension and summer house.

The property is finished in exposed red brick and white painted window and door frames. There is a large area of planting at the front of the property and a one metre boundary wall.

The area around the site is characterised by residential properties. Many of these properties are large converted dwelling houses or flat complexes.

The site falls within the Redington Froggnal Conservation Area. This conservation area statement describes the area as “an exceptional example of consistently distinguished Victorian and Edwardian architecture”.

Relevant History

2013/4006/P: Erection of rear and side extension involving excavation at lower ground floor level, in addition to installation of roof lights and changes to means of entry to existing ground floor residential flat (Class C3). **Refused 12-07-2013 Reasons for refusal were as follows:**

The proposal would, by reason of its bulk, size, scale, massing, design and materials, appear over dominant and harm the character and appearance of the host building and Reddington Froggnal Conservation area.

The basement impact assessment submitted is insufficient to determine that the proposed development would not impact upon the host building, neighbours and the surrounding area in terms of subterranean (groundwater) flow, land/slope stability, and surface flow and flooding.

2005/1218/P: Erection of a timber summerhouse in rear garden. **Granted 25-04-2005**

PWX0202883: The erection of a side extension at upper ground floor level to provide additional habitable accommodation for the ground floor flat. **Granted 30-04-2003**

8804374: Erection of a single storey extension to the ground floor flat to the side of the building as shown on drawing nos. 1110/01 02. **Granted 31-08-1988**

TP3367/7935: The execution of alterations at, and the conversion of, 8, Lindfield Gardens, Hampstead, into six flats. **Granted 06-10-1948**

Relevant policies

National Planning Policy Framework (2012)

London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy (2010)

CS5 Managing the impact of growth and development

CS11 Promoting Sustainable and Efficient Travel
CS13 Tackling Climate Change Through Promoting Higher Environmental Standards
CS14 Promoting high quality places and conserving our heritage
CS19 Delivering and monitoring the Core Strategy

Development Policies (2010)

DP20 Movement and Materials
DP22 Promoting sustainable design and construction
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

Supplementary Planning Policies (last updated 2013)

CPG 1 Design
CPG 4 Basements and lightwells
CPG 6 Amenity
CPG 8 Planning obligations

Redington Frogal Conservation Area Statement (2003)

Assessment

PROPOSAL

- 1.1 The application follows a previously refused scheme for a similar basement development (ref: 2013/4006/P). This permission was refused on the grounds that the BIA submitted was insufficient and the proposed extension by reason of its size, bulk, massing and design would dominate and harm the character and appearance of the host building and the Redington Frogal Conservation Area.
- 1.2 The current application seeks planning permission to excavate a basement and erect a rear extension. The proposed rear extension would be full width and would measure 4 metres in depth (from the existing rear wall) and have a height of 3.2 metres. A flat roof is proposed. It will be finished in glazed bays with bronze coloured metal frames and redbrick side walls.
- 1.3 There is an existing basement area at the front of the property, which spans the full width of the property's front area. The proposed basement would create an adjoining walkway. The proposed basement would then extend beyond the area of the existing property at the rear and northwest elevation. It would have a similar footprint to the proposed rear extension above.
- 1.4 The previous application proposed a wrap-around and much larger extension at ground floor. The basement of the current application is of a similar size to the previous application.

AMENDMENTS

- 2.1 The original plans submitted included a fully glazed rear addition. Officers expressed concern that the proposed materials were not in keeping with the property and the fully glazed proposal should be broken with other finishes. In response to these concerns amended plans were submitted which showed metal frames.

CURRENT DEVELOPMENT

- 3.1 The main planning considerations are:

- Principle of Development
- Design
- Basement Impact Assessment
- Amenity
- Highways
- Trees
- Neighbour Representations

Principle of Development

3.2 *Rear extension at ground floor:* The proposed extension would span the majority of the rear width of the property. Due to the property's size, the resulting rear extension would be of a significant scale having a width of 12.3m metres and a height of 3.3m. Having considered the current scheme, officers are of the opinion that the proposed rear extension is acceptable in principle.

3.3 *Basement extension:* The Council recently granted permission for basement developments at both the neighbouring properties that border the site (nos. 6 and 10). The Council's LDF has no in principle objections to basement developments to residential properties. The main issues are the size of the basement and whether the impacts from the basement are acceptable. The Council will expect all basement developments to provide evidence via a BIA that the structural stability of the adjoining or neighbouring buildings will not be negatively impacted as a result of the works. The Council would then seek to have the submitted BIA independent verified (which is funded by the applicant) in order to offer assurances to the Council and neighbours that the development would not have any harmful impacts.

Design

3.4 Policies CS14 of the Core Strategy and DP24 of the Development Policies states that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standard in terms of the character, sitting, context, form and scale to the existing building and the general area. Policies CS5 (Core Strategy) and DP25 (Development Policies) states that the Council will only give permission to developments in conservation areas if they preserve or enhance the character and appearance of the area.

3.5 *Rear extension:* In terms of its scale and bulk (having been amended), the proposed extension is in keeping with the property. Given that the sides of the extension have been set in, the extension appears secondary to the main dwelling as required by CPG 1. The proposed extension would have a contemporary glazed design. However the side of the extension would be finished in bricks. This will help contain light spillage away from neighbours. Officers consider that the proposed extension in terms of its size and general design is acceptable.

3.6 *Basement:* The proposed basement unit would cover an area greater than the footprint of the existing property. With regard to basement developments, CPG 4 states that basements that do not extend beyond the footprint of the original house are the most appropriate. The proposed basement development does not meet this. However CPG 4 does not suggest that those that do not meet this requirement should be refused. Provided the basement impact assessment is acceptable, the size of the basement is not so significantly large to be refused on these grounds. The size and scale is appropriate and is in keeping with previously approved schemes.

3.7 Additionally, the remaining garden area would not be significantly reduced in size by the basement or rear extension development. The existing garden area is relatively large and the proposed rear extension would be built on the area of current hardstanding. The development would not cover an area of more than 20% of the garden area.

Basement Impact Assessment

3.8 Under policy DP27, the Council requires an assessment on impact on drainage, flooding, groundwater conditions and structural stability. The approval of any basement development will be dependent on the applicant demonstrating that the development would:

- a) maintain the structural stability of the building and neighbouring properties;
- b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- c) avoid cumulative impacts upon structural stability or the water environment in the local area;

3.9 Any application that fails to do the above to the satisfaction of the Council during the application stage will be refused.

3.10 The submission of the application included a Basement Impact Assessment, a Structural Engineer Report, A Structural Engineering Report and Subterranean Construction Method and several Appendices. The Council sought independent verification that the BIA was acceptable. A summary of the process undertaken and conclusions made are provided below.

Screening and scoping questions

3.11 The originally submitted details and assessments presented some contradictory findings. For example, the applicant's Ground Water Assessment concluded that: the site was not on an aquifer, the proposed basement would not extend beneath the water table, the site is not within 100m of a watercourse, the proposal would not lead to the greater discharge of more surface water, also that "Five of the six key screening questions required by the Guidance for assessment of subterranean (groundwater) flow can all be answered "no". The screening process has identified a single potential issue, in that the proposal will result in a change in the proportion of hardstanding. This will be in the form of approximately 110 m² of green roof. This additional area will locally prevent recharge to the underlying ground." (p:9).

3.12 However the applicant's BIA screening assessment confirmed that the site was within 100 metres of a watercourse, the property sat on a hillside in which the general slope is greater than 7 Degrees, the proposed works would alter an area of hardscaping, it is within 5m of a highway or pedestrian right of way; that there was a history of seasonal shrink-swell subsidence in the local area, trees would be felled as part of the development. LBH Wembley also highlighted the contradictory comments relating to the watercourse (see document dated August 2014, p:10).

Independent Basement Assessment

3.13 In line with CPG4 the BIA was submitted for independent review. This was carried out by LBH Wembley. The independent review confirmed the following:

- CPG 4 (page 10) sets out clear guidelines on who may perform the BIA. Page 15 of the independent assessment states that the BIA submitted by the applicant fails to meet the following credentials:
 - *Surface flow and flooding.*
 - *Subterranean (groundwater) flow.*
 - *Land stability.*
- There is a history of seasonal shrink-swell subsidence in the local area, and/or evidence of such effects at the site.
- The site IS within 100m of a watercourse.

- The proposed basement WILL significantly increase the differential depth of foundations relative to the neighbouring properties.
- The groundwater assessment (March 2013) does not take into account the more recent (April 2014) groundwater monitoring data that suggest a significantly higher water table than had been contemplated. (5.24m below the higher grassed terrace and 3.88m below the lower paved terrace). The groundwater assessment was concluded in 2013 on the assumption that the previously measured groundwater depth of 7.16m represented a high (winter) groundwater level.
- Little information has been provided in regards to the relationship between the proposed basement and the foundations/basements to the neighbouring buildings.
- It is considered that the movements associated with the use of conventional underpinning may therefore possibly be more significant than have been suggested by use of the CIRIA 580 data.
- Structural monitoring will undoubtedly be required given the sensitivity of the host building and the relative close proximity of the neighbouring buildings. However the Construction Method Statement contained in Document 1 does not mention any structural monitoring
- The cumulative impact of the development in relation to nearby neighbours was not considered which is necessary. It is essential that the 2013 groundwater assessment is updated to take account of the April 2014 and more recent groundwater monitoring.
- The submitted BIA reflects the processes and procedures set out in DP27 and CPG4, but it is considered that the present submission does not demonstrate sufficient detail and certainty to ensure accordance with DP27, in respect of:
 - *Maintaining the structural stability of the building and any neighbouring properties*
 - *Avoiding adverse impact on drainage and run-off or causing other damage to the water environment*
 - *Avoiding cumulative impacts on structural stability or the water environment.*

3.14 LBH Wembley suggested that the concerns raised regarding the submission in sections 3 and 4 of this document can be addressed by the applicant by way of further submission. However they agreed with the conclusions of the review completed by the neighbour that more robust work was required to make the development acceptable. It recommended that the following further works be done (p:19):

1. An updated groundwater impact assessment that takes account of current groundwater monitoring data and considers any possible cumulative impacts.
2. An updated surface water impact assessment that provides further details of the proposed surface water drainage system and sufficient reassurance that any surface water flows entering the site will be adequately accommodated.
3. An updated Construction Method Statement based upon the findings of the above two reports that addresses the mitigation of possible water ingress into the excavations and includes detailed monitoring

Successive submissions, further independent reviews and final conclusions

3.15 After the initial submission and the initial independent review there have been two further amendments to the applicant's BIA and two further independent reviews (September 2014 and December 2014). The most recent review dated December 2014 concluded that in light of the additional undertaken works and submitted documents:

“..the submission is now considered sufficient to accord with DP27, in respect of

- a) Maintaining the structural stability of the building and any neighbouring properties*
- b) Avoiding adverse impact on drainage and run-off of causing other damaged to the water environment*
- c) Avoiding cumulative impacts on structural stability or the water environment”*

3.16 A condition would be included on the decision to ensure details of a qualified engineer are submitted prior to the development commencing.

Amenity

3.17 Under section 7 of supplementary planning guidance CPG 6 (Amenity), all developments are required to have some regard for the amenity of existing and future occupants. Policies CS5 (Core Strategy) and DP26 (Development Policies) state that the council will protect the quality of life for existing and future occupiers, as well as neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels.

3.18 In addition, policy DP26 looks to protect the amenity of neighbours from the effects of development by way of overlooking, enclosure, or loss of privacy.

3.19 The situation of the property is such that it is some distance away from its neighbours at either side and as the proposal affects only the ground and basement level, it will not affect the amenity of neighbouring properties to either side.

3.20 A site visit confirmed the proposed development would not harm the amenity of neighbouring properties.

3.21 Short term impacts (noise and dust) would only be an issue during construction works and they do not represent a significant reason for refusing the application. All development in some way or another would create a similar issue and it would be unreasonable to refuse any development based on its short term constructions impacts. The development would not lead to enclosure; it would not reduce the privacy levels of any neighbour; it would not lead to a loss of light; or create overshadowing of a neighbouring property; therefore it is compliant with policy DP26.

Highways

3.22 The application is supported by the Highway Officer subject to a S106 agreement for a Construction Management Plan (CMP).

3.23 In accordance with policies CS5, CS11, CS19, DP20, and DP26 and supplementary guidance CPG 7 (transport) the Council will seek a CMP for cases involving basement works where the impacts on the highway are particularly significant,. This is to ensure that any impact on the highways during the construction of the basement is properly managed by the developer through compliance with a CMP. The proposed CMP ensures that the works are carried out with care to the highway. There will be greater control of any potential impacts such as servicing of the site and traffic generation from removal and delivery of materials. This is important as if not probably managed it could result in traffic disruption and dangerous situations for pedestrians and road users.

3.24 A Section 106 Legal Agreement is considered the most appropriate mechanism to secure the CMP.

Trees

3.25 The application site falls within a conservation area. The proposed basement would be built underneath the current garden area. However it is noted that the proposed extension would be built on an area that is currently paved hard landscaping. The main area of concern is the loss of the proposed trees. An Arboricultural Survey and Method Statement were submitted as part of the application. The application proposes to remove two trees identified as T2 and T3 in the report and to thin the crown of T11 by 15%.

3.26 The Council's Tree and Landscaping Officer has commented that the proposed works are acceptable as they would not significantly harm the character of the back garden area or the conservation area.

Neighbour representations

3.27 As part of the consultation process several objections to the development have been received. Many of these comments focus on the structural sensitivity of the development and therefore have already been addressed in the paragraphs above. In addition, two objectors commissioned structural reports. The reports concluded that the BIA submitted by the applicant failed to consider a worst case scenario; failed to consider adequate underpinning; no ground water testing has been carried out; the applicant's BIA does not mention any structural monitoring; and the cumulative impact of the development in relation to neighbouring properties has not been considered.

3.28 Whilst all comments and submission are fully considered and have contributed to the assessment of the proposal, the Council's independent assessment has confirmed that the revised BIA is fully compliant with policy DP27.

Conclusion

3.29 The proposed basement development is acceptable in principle and the associated BIA independently reviewed and found sound and is in accordance with Policy DP27. Furthermore, the contemporary design of the rear extension is considered to be acceptable. Accordingly, approval is recommended.

RECOMMENDATION: Grant planning permission subject to s106 legal agreement for CMP

DISCLAIMER: Decision route to be decided by nominated members on 16th February 2014. For further information please go to www.camden.gov.uk and search for 'members briefing'

Mr Ian Coward
Collins & Coward
The Courtyard
9A East Street
Coggeshall
Essex
UK
CO6 1SH

Application Ref: **2014/3625/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 2188

4 February 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted subject to S106 legal agreement

Address:

**Ground Floor Flat
8 Lindfield Gardens
London
NW3 6PU**

DECISION

Proposal:

The erection of a rear ground floor and basement extension.

Drawing Nos: A E NE D002A (Proposed NE), A E NW D002A (Proposed NW), A P 00 D002 A (Proposed upper ground floor), A P S1 D001 (Location Plan), A E SE D002 (Proposed SE), A P B1 D002 (proposed lower ground), A P R1 D002 (proposed roof), A P S1 D003 (Existing site plan and section), A X AA D002 (Proposed section AA), NE D 001 (Existing NE), A E SW D 002 (Proposed SW), Structural Engineering Report (May 2014), Structural Monitoring Proposal (Sept 2014), Structural Engineering Report and Subterranean Construction Method Statement (May 2014), Groundwater Impact Assessment (Sept 2014), Design and Access Statement, Tree Report (March 2013).

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 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: A E NE D002A (Proposed NE), A E NW D002A (Proposed NW), A P 00 D002 A (Proposed upper ground floor), A P S1 D001 (Location Plan), A E SE D002 (Proposed SE), A P B1 D002 (proposed lower ground), A P R1 D002 (proposed roof), A P S1 D003 (Existing site plan and section), A X AA D002 (Proposed section AA), NE D 001 (Existing NE), A E SW D 002 (Proposed SW), Structural Engineering Report (May 2014), Structural Monitoring Proposal (Sept 2014), Structural Engineering Report and Subterranean Construction Method Statement (May 2014), Groundwater Impact Assessment (Sept 2014), Design and Access Statement, Tree Report (March 2013).

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

- 3 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.

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 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.

- 3 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 Noise and Licensing Enforcement Team, 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.
- 4 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.

You can find advice about your rights of appeal at:

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

Yours faithfully

DRAFT

DECISION