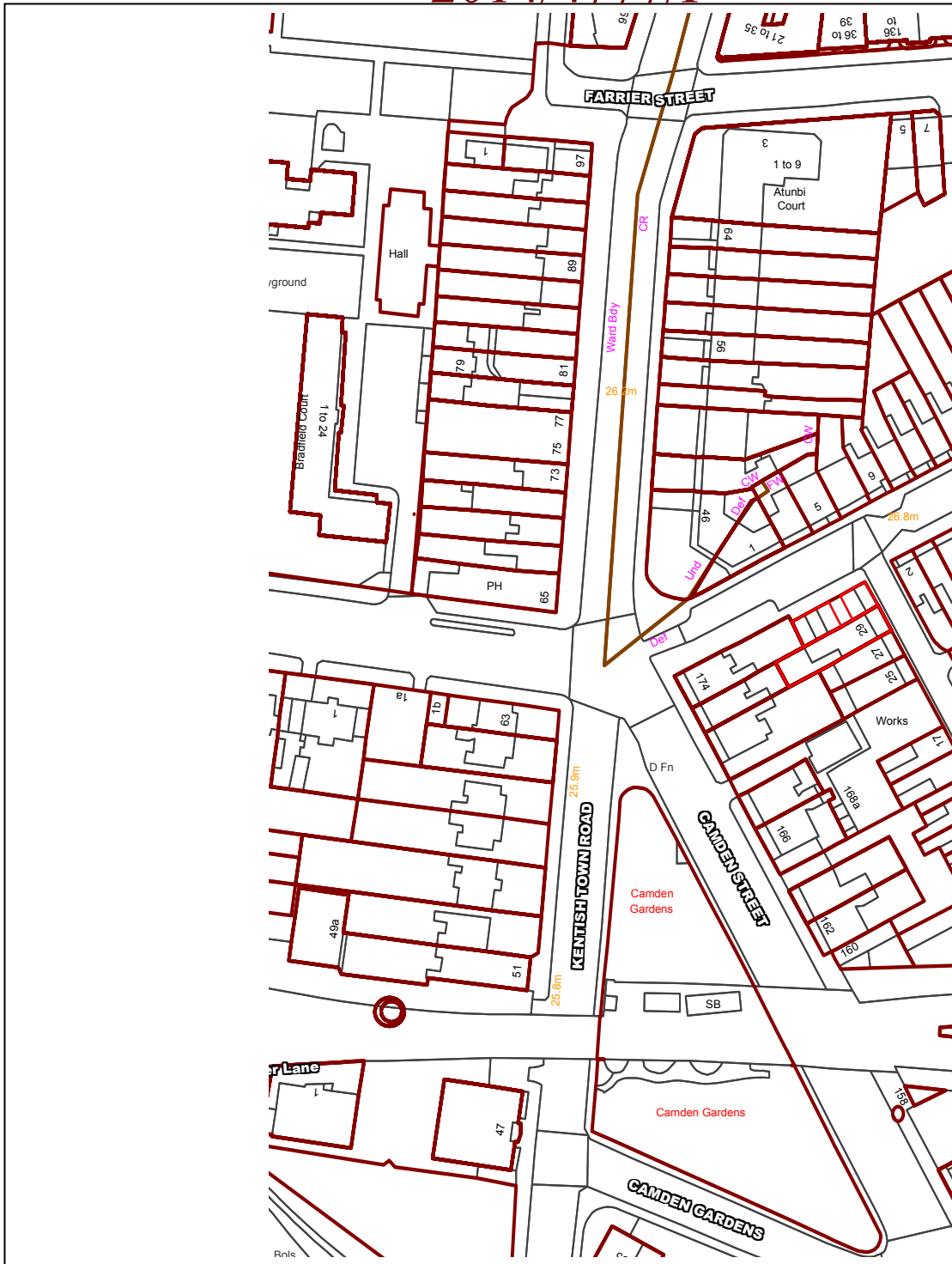


# Prowse Place/Jeffreys St Garages 2014/4777/P



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1. Application site showing garages



2. Rear of garages showing 29 Prowse Place

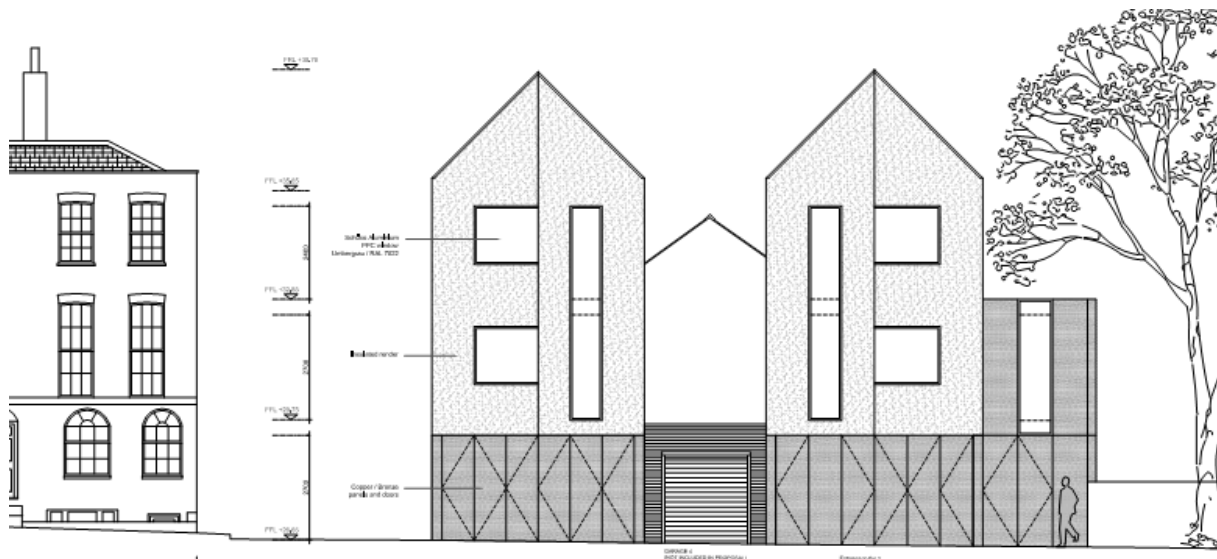


3. Entrance to Prowse Place

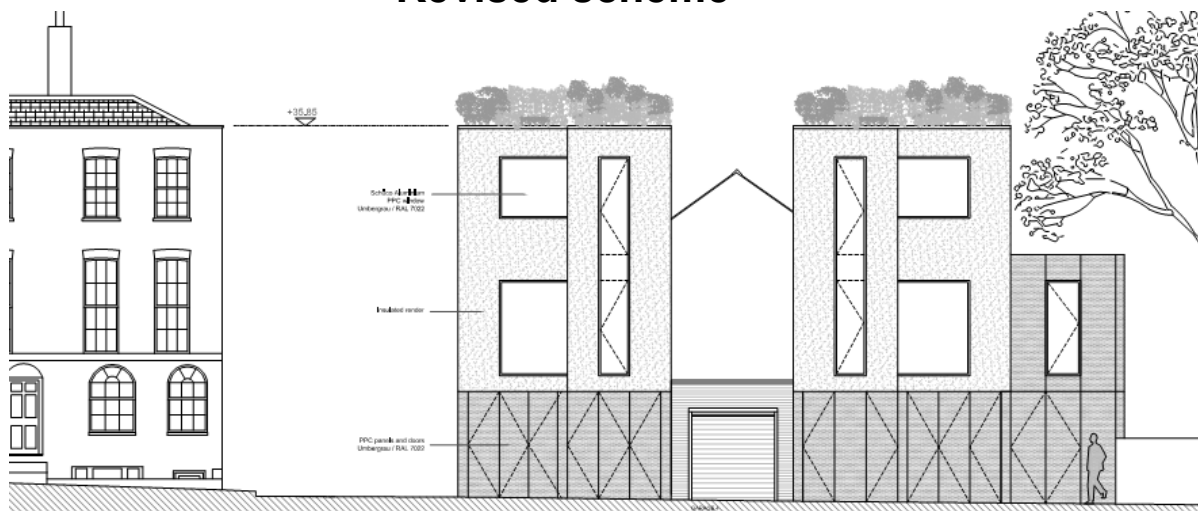


4. Application site showing 174 Camden Rd in background

## Original scheme proposed



## Revised scheme



<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>03/11/2014</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	<b>24/11/2014</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Eimear Heavey			2014/4777/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Garages (1-3,5-6) rear of 174 Camden Street, and 29 Prowse Place London NW1 9PN			Refer to decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Erection of a 2 x 3 storey buildings to create 2x residential units with garages at ground floor level, along with extension of ground flat at 29 Prowse Place into garage 1, following demolition of 5 existing garages.				
<b>Recommendation(s):</b>		Grant conditional planning permission subject to S106 agreement		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>10</b>	No. of responses	<b>13</b>	No. of objections	<b>12</b>
			No. Electronic	<b>11</b>		
Summary of consultation responses:	<p>A <b>site notice</b> was displayed from 12/09/2014 until 03/10/2014 and a <b>press notice</b> placed in the Ham and High on 18/09/2014</p> <p>Neighbours were also <b>re-consulted</b> on amended plans which were submitted by the applicant. This consultation period ran for two weeks, ending on 24/11/2014.</p> <p>Email from <b>Cllr Richard Cotton</b> on 29/01/2015 requesting that Ward Councillors are kept up to date on this application due to concerns from local residents about the scheme.</p> <p><b>Objections</b> were received from the residents of 3; 4; 7; 12; 20; 25 and 23 Jeffreys Street; 3 &amp; 5 Ivor Street and 10 &amp; 25 Prowse Place. One objection had no address attached.</p> <p>A detailed letter of <b>support</b> was received from the occupants of 15 Jeffreys St.</p> <p>The objections received mainly related to design issues and are summarised below:</p> <ul style="list-style-type: none"> <li>• Overbearing, dominant and out of scale with the street, which is one of the oldest in London;</li> <li>• Scheme doesn't preserve or enhance the Conservation Area;</li> <li>• Units would dwarf the west end of Jeffreys St;</li> <li>• The prominent gables need to be modified;</li> <li>• Materials are not in keeping with the street/area;</li> <li>• Garage 4 remains in situ therefore detracting from the CA and poses security risk;</li> <li>• Existing building line is not respected/maintained;</li> <li>• 1<sup>st</sup> floor projection is out of place;</li> <li>• The current buildings balance the street and this scheme doesn't;</li> <li>• At least one storey too high;</li> <li>• Scheme doesn't relate to parapet height of listed terrace;</li> <li>• Will be highly visible from junction of Kentish Town Rd and Camden Rd;</li> <li>• Excessive height will impact on setting and outlook of listed terrace;</li> <li>• Overall appearance would be more of a caricature than a representation of the area;</li> <li>• Pitched roofs are not in keeping with the area;</li> <li>• The fact that the development is split into jagged fingers accentuate its height;</li> <li>• The entry into the mews will become a narrow slot, dwarfing mine and nearby houses with a huge white arrow;</li> </ul>					

Officer comment: Revised drawings were received which addressed a lot of the concerns raised. Objections are still raised with regards to design and the principle of development in this location. Please refer to the assessment section of the report for further comment regarding design.

Other issues raised:

- No application for demolition in a CA was received;
- Loss of amenity;
- Wasn't directly consulted;
- Will result in more pressure on parking;
- No room for construction traffic;
- No affordable housing and no benefit to the community.

Officer comment:

Applications for conservation area consent are no longer required and are encompassed in a full planning application. All of the neighbours who share a boundary with the site were consulted as well as the application being publicised in the press and as a site notice. Please refer to assessment section of report for detailed comment on transport and amenity.

**CAAC/Local groups\*  
comments:**  
\*Please Specify

**Jeffreys Street Association** – object to planning application. Responses received on 9/10/2014 and on 21/11/2014 (to amended drawings).

- The proposed development is overbearing in its height and does not relate to the general parapet height of the two terraces of listed houses in Jeffreys St and is two storeys higher than the late C18th listed cottages at 3-9 Jeffreys St which are directly opposite;
- Removal of the pitched roofs is welcomed but does not address the fact that a three storey development in this location is unacceptable;
- The proposal unacceptably extends beyond the main building line of the s/w terrace of Jeffreys St;
- The development will impact on the setting and outlook of the listed buildings;
- A serious flaw is the failure of the developer to secure ownership of garage 4 and this will result in a security risk;
- The projecting bays are an alien feature in the street and wider CA;
- The terraces will result in noise disturbance;
- The development is effectively 2 town houses with integral garages;

Officer comment: Please see assessment section of report for design observations.

**South Kentish Town CAAC** – object to planning application. Response received 1/10/2014

- Demolition should be refused;
- The proposal is too high with massing;
- It is unsympathetic to the adjacent Georgian Houses;
- The projecting bays are not characteristic of other housing in the CA;
- The proposal for a wall will be overbearing for no.2 25-29 which are 2 storey houses;
- Loss of light and space to pedestrians as a result of the extension of the front line of the garages in to the forecourts;

Officer comment: Please see assessment section of report for design observations.



## Site Description

The application site comprises 6 single storey garages located on the southern side of Jeffreys Street, close to its junction with Kentish Town Road. It is understood that the garages were built circa 1989. The site is adjacent to Prowse Place and the garages are bordered at the rear by 29 Prowse Place.

The site is located within the Jeffreys Street Conservation Area. The conservation area appraisal and management strategy for the conservation area describes the site as '*a row of shabby graffiti-ridden single storey garages which detract from the overall appearance of the street*'. Notwithstanding this it is fair to say that the garages are not graffiti-ridden at present.

It is noted that only 5 of the garages are proposed to be redeveloped; garage 4 will remain in situ.

## Relevant History

None relevant.

## Relevant policies

### National Planning Framework (2012)

#### The London Plan (2011):

Policy 3.3 (Increasing housing supply)

Policy 3.4 (Optimising housing potential)

#### Local Development Framework (2010):

##### Core Strategy

CS1 (Distribution of growth)

CS3 (Other highly accessible areas)

CS4 (Areas of more limited change)

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS11 (Promoting sustainable and efficient travel)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS16 (Improving Camden's health and well-being)

CS19 (Delivering and monitoring the Core Strategy)

##### Development Policies

DP2 (Making full use of Camden's capacity for housing)

DP5 (Homes of different sizes)

DP6 (Lifetime homes and wheelchair housing)

DP16 (The transport implications of development)

DP17 (Walking, cycling and public transport)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP28 (Noise and Vibration)

#### Camden Planning Guidance (2011) Revised 2013:

CPG 1 (Design)

CPG 2 (Housing)

CPG 3 (Sustainability)

#### Charlotte Street Conservation Area statement.

#### Fitzrovia Area Action Plan

## Assessment

### 1.0 Proposal

Planning permission is sought for the demolition of 5 garages and the erection of a 2 x 3 storey buildings to create 2x residential units along with extension of existing ground flat at 29 Prowse Place into garage 1. The remaining garage spaces will be re-provided.

### 1.1 Revisions

In the original plans which were submitted, officers were concerned that the gable to each property over emphasised the development and would have resulted in an overly conspicuous development in an otherwise period street. Revised plans were submitted which incorporate the following amendments:

- The pitch roof has been removed to reduce the height and bulk of the building;
- The parapet is now at the level of the terrace on Jeffrey Street and has a flat roof with 10sqm of amenity space with a surrounding mature landscaped green roof set behind the parapet line;
- Access to the roof terrace is via the main staircase with a sliding roof at balustrade level for safety reasons;
- The staircase / sliding roof walls are clad with photovoltaic panels and set back from the parapet line;
- The floor to ceiling levels are now all 2700mm;
- The windows have been adjusted to the same heights as the terrace;
- The window module spacing follows the module of the doors below and are very similar to the module of the terrace;
- Now that the copper bronze pitch roof has been removed, we have proposed that the garage doors are PPC steel doors;

It is also noted that neighbours were consulted on the revised plans.

### 1.2 Main planning considerations

- Land use issues;
- Design issues;
- Amenity;
- Standard of accommodation;
- Transport issues;
- Other matters

### 1.3 Land use

With regards to the introduction of residential on this site it is noted that housing is the priority land use of the LDF and also within the Councils growth agenda. Policies DP2 and CS6 make housing the top priority when considering the future of unused and underused land and buildings. New residential floorspace is welcomed provided it meets the Council's residential development standards and does not harm local amenity.

In this instance the proposal would result in the demolition of 5 garages; one of which is not used as a car space and one of which is used to park a motorbike. However all of the garage spaces would be re-provided in the new development and no cars would therefore be displaced onto the street in the long term. Given this re-provision no objection is raised with regards to the introduction of residential on this site.

The proposal would include the provision of market housing rather than an affordable housing scheme. However given that the site falls under 1000sqm there is no requirement for the applicant to

provide affordable housing and in all the proposed development is considered to be acceptable in land use terms.

#### **1.4 Design Issues**

The scheme proposes a bold and contemporary approach to improving the appearance of the site, which is highlighted as making a negative contribution to the area. The scheme has been developed in close consultation with officers and is considered to respond to the immediate urban context as well as provide high quality residential accommodation. Revised plans have been submitted which are considered to address a lot of concerns raised over height and massing.

##### Impacts

##### *Camden Street*

It is considered that the remaining rear garden at garden at 174 Camden Street is long enough to retain the openness and established pattern of development between the properties on Camden Street and Jeffrey's Street.

In this regard it is possible for development on the site to 'complete' the streetscape on Jeffrey's Street by knitting the existing garage site with the existing townscape.

##### *Prowse Place*

The site forms the entrance to Prowse Place, which is a cobbled street with lower scale buildings laid out behind as a mews behind the formal and grandeur Georgian properties on Jeffrey's Street. The entrance to the mews is currently a weak piece of townscape consisting of the strong vertical presence of no.2 Jeffrey's Street; the varied character of 27-29 Prowse Place and the soft low scale garages on the subject site. The junction has no formality and reduces the value of the formal arrangement characterised on Jeffrey's Street.

The provision of a new building to this corner would form a distinct passage to and from the mews. The parapet height and depth of the building would match no.2 Jeffrey's Street on the opposite side of the passage and this would reinforce the historic relationship between Jeffrey's Street and Prowse Place and provide a strong and legible townscape feature. The 'entrance' to the mews would match the existing entrance between no.22 and 20 Jeffrey's Street further up the road.

##### *Jeffrey's Street*

The provision of a more formal arrangement on Jeffrey's Street would be afforded by the proposed development.

In all it is considered that the scheme has been cleverly designed to provide a symmetrical pair of contemporary buildings which relate to the symmetry of the regency villas in the opposite side of the road whilst allowing the middle garage (outside the scope of the development) to remain. The contemporary design is considered to enhance the site and result in a high quality addition to the street.

It is acknowledged that a large number of objections have been received with regards to the design of the development however it is considered that the revised plans have addressed a lot of the main issues raised and results in a much improved scheme from what was originally proposed. The contemporary approach to development in this location is considered to be fit with the surrounding area, particularly as the height has been significantly reduced. Objections were also raised with regards to the fact that the middle garage will be left in situ; it is noted that a situation such as this does not prevent an application being submitted nor does it result in an immediate reason for refusal for the application. It is considered that the applicant has proposed a scheme which works around this issue whilst also coming up with a development which fits with the streetscene. Details of materials will be secured by condition.

## **1.5 Amenity**

The proposed development would result in an increase in bulk and massing compared to the existing situation which could potentially have an adverse impact on the neighbouring properties. Policy DP26 seeks to ensure that the amenity of occupiers of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.

### Daylight/sunlight

In support of the application, the applicants have submitted a daylight/sunlight report which assessed the impact of the development in terms of VSC levels. As a general guide, if the reduction in daylight results in a VSC of below 80% compared to what was existing and is less than 27% then the loss would be noticeable to the occupants. The submitted report has assessed two windows at ground floor level on 29 Prowse Place; one first floor window in 27 Prowse Place and one ground floor window at 174 Camden Street.

29 Prowse Place lies in a recessed position on the street behind the existing garages. The upper floor window over the door is a bathroom/non-habitable room and therefore does not need to be assessed. Notwithstanding this, the 2 ground floor windows were considered to have the potential to be most affected with reductions in VSC levels to 27.4% and 30.4%; however given these figures are still above the BRE recommended level of 27%, no objection is raised.

As 27 Prowse Place is not directly adjacent to the application site, its windows will be unaffected by the development. It is also noted that this property has windows set into the roof slope further aiding the amount of daylight entering the rooms at upper floor level. With regards to the ground floor window at 174 Camden Street; the VSC level would be reduced from 32.3% to 31.5% and therefore would not be noticed by the occupants of this flat.

Given that the rear of the properties on Prowse Place face in a south westerly direction there will be no loss of sunlight to the windows on this elevation. The rear windows of the 174 Camden Street are almost 18m away from the proposed development and therefore the 45degree angle is maintained thereby ensuring there will be no loss of light to these windows.

In of the above, the proposed development will not result in a loss of daylight or sunlight to the neighbouring properties.

### Outlook

The orientation of the proposed development in relation to the location of the existing buildings on Prowse Place ensures that the rear windows of these properties will not suffer from a loss of outlook. It is also noted that the current outlook of the front ground floor windows of 29 Prowse Place is affected by the rear wall of the garages which projects further than the building line of Prowse Place and this situation will not change as a result of the proposed development. The upper windows of this property will have a view of the new rear elevation however given this view will be indirect and the fact that the nearest window is a bathroom/non-habitable room; no objection is raised in this respect.

Additionally, the positioning of the rear windows of the flats at 174 Camden Street coupled with the indirect view they will have of the rear elevation of the proposed development will mean they will not suffer from a loss of outlook either.

### Overlooking/loss of privacy

In terms of overlooking and loss of privacy, the distance between the rear elevation of the windows at 174 Camden Street and the window on the flank elevation of the proposed development is almost 18metres which means there will be no overlooking or loss of privacy between these properties. The window on the proposed flank elevation which faces no. 2 Jeffreys St faces a blank wall and will therefore not result in any loss of amenity to the occupants of that property.

The roof terraces at third floor level of the proposed development will have railings but any views possible at this height will be into neighbouring gardens. The windows which are on the roof slope of the properties on Prowse Place are sloping and therefore direct views through them will not be possible. It is also noted that the roof terraces of the proposed new units will be less than 10sqm each and will therefore not result in noise nuisance.

In all it is considered that the amenity of neighbouring properties will be protected as a result of the proposed development and the underlying principles of DP26 are upheld. A condition removing permitted development rights will also be added to be permission.

### **1.6 Mix/standard of accommodation**

The scheme proposes 2 units; 1 x 2 bed unit and 1 x 1 bed unit which in terms of DP5, is a good mix particularly given the constraints of the site. It is also proposed to extend the existing studio flat at 29 Prowse Place into garage 1 which will result in a much improved unit of accommodation in terms of space and size.

The new flats would meet/exceed the CPG standards on room sizes. DP6 advises that all new flats should be designed to meet lifetime home standards. Due to the physical limitations of the site, it is acknowledged that it has not been possible to achieve all of the 16 lifetime homes criteria. However it is considered that best endeavours have been undertaken to reach as many as possible and this is considered to be acceptable particularly as the scheme will result in more housing in the borough.

Due to the fact that each flat is generous in size and laid out over 2 floors with roof terraces at third floor level will ensure that adequate levels of daylight and sunlight are received by the new occupants. The bedrooms are large and meet the recommended space standard. The kitchen living areas are also of good size with good levels of natural light. The studio unit at Prowse Place will also have a new bedroom and bathroom space and is an improvement to the existing situation.

### **1.7 Transport Issues**

#### Cycle parking

Camden's Cycle Storage Standards expect one cycle storage space for a one and one space for a two bedroom flat. It would be therefore necessary to provide 2 cycle parking spaces as part of the proposal. This would normally be expected to be provided at ground floor level in a secure covered storage area. Given the physical constraints of the site this is not possible but 2 spaces have been provided at ground floor level associated with flat 1. No cycle spaces have been provided for unit 2 however this is not considered reason enough to refuse the application and a bike could be stored inside the flat.

#### Car-free development

The site has a Public Transport Accessibility Level (PTAL) of 6b (excellent). In line with policies DP18 and DP19 that seek to reduce car use and the impact of parking, particularly in the Central London Area, the 2 new units should be made car-free and this will be secured via a Section 106 legal Agreement.

#### Highways contributions

The Council will require a financial contribution for resurfacing the footway adjacent to the site that would be secured by s106 legal agreement. This will mitigate any harm caused to this part of the site during the construction stage and tie the development into the surrounding streetscape.

#### Construction Management Plan

Due to the nature of the works and the fact that demolition works are proposed in a built up area it is considered necessary to secure a CMP in this instance.

### **1.8 Other issues**

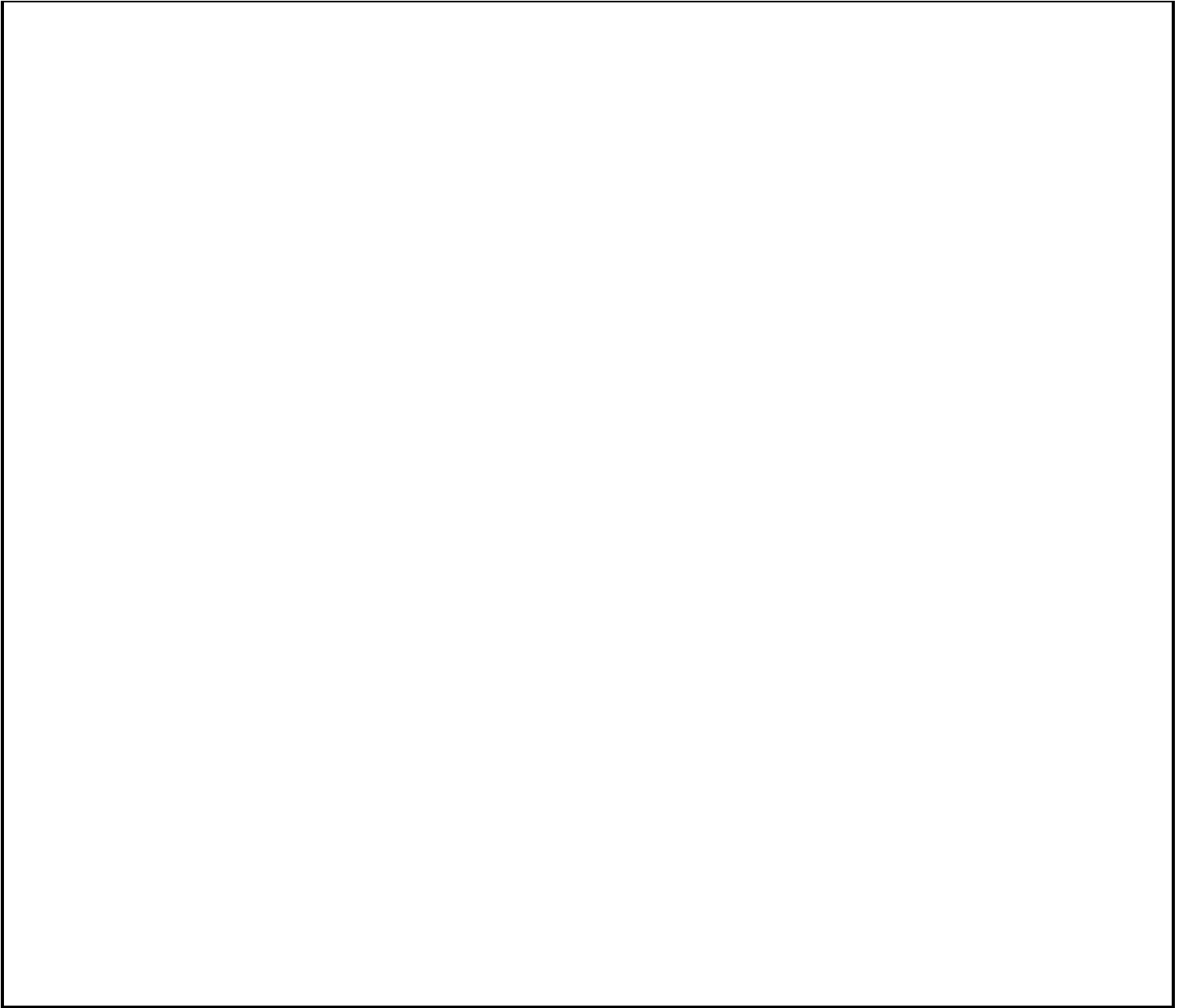
It is noted that the creation of 2 new residential units will result in the scheme being liable for the Mayor of London's CIL which is chargeable at £50 per sqm. Other matters such as sustainability and borough contributions are not required due to the size of the site. Notwithstanding this, the applicant has stated in their sustainability statement that the units will be built according to Code for Sustainable homes criteria and will meet Code 4 which is in line with LDF guidance and CPG3.

### **1.9 Conclusion**

The proposed development is considered to be a contemporary approach to this site but one which responds to the streetscene, particularly in the revised drawings. The proposal is considered to enhance a currently dilapidated site which has been specifically mentioned in the Conservation Area statement as detracting from the area and will also result in more housing for the Borough which is in line with the LDF and the Council's growth agenda. The proposed flats exceed the standards set out in the London Plan and will benefit from acceptable levels of amenity whilst also protecting that of the existing occupiers.

### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 23<sup>rd</sup> February 2015. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**



Emrys Architects  
CAP House 9-12 Long Lane  
London  
EC1A 9HAApplication Ref: **2014/4777/P**

19 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:

**Garages (1-3,5-6) rear of 174 Camden Street,  
and 29 Prowse Place  
London  
NW1 9PN**

Proposal:

Erection of a 2 x 3 storey buildings to create 2x residential units with garages at ground floor level, along with extension of ground flat at 29 Prowse Place into garage 1, following demolition of 5 existing garages.

Drawing Nos: Site location plan; Existing plans: 1207-0100-AP-002; 003; 004; 005; 006 &amp; 007; 1207-0170-AP-001; 002; Proposed Plans: 1207-0200-AP-001; 002; 003; 004; 005; 1207-0300-AP-001;002; 1207-0400-AP-001; 002; 003; 004 &amp; 005; Daylight sunlight report by Calfordseaden dated July 2014 &amp; sustainability Statement by MES building Solutions dated 26/8/2014.

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



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

Condition(s) and Reason(s):

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; Existing plans: 1207-0100-AP-002; 003; 004; 005; 006 & 007; 1207-0170-AP-001; 002; Proposed Plans: 1207-0200-AP-001; 002; 003; 004; 005; 1207-0300-AP-001;002; 1207-0400-AP-001; 002; 003; 004 & 005; Daylight sunlight report by Calfordseaden dated July 2014 & sustainability Statement by MES building Solutions dated 26/8/2014.

Reason:

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills and external doors;

- b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 4 A sample panel of the facing materials demonstrating the proposed colour and texture, shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London

Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS14 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

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](mailto:CIL@Camden.gov.uk)

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 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.
- 6 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.

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

Yours faithfully

Culture and Environment Directorate