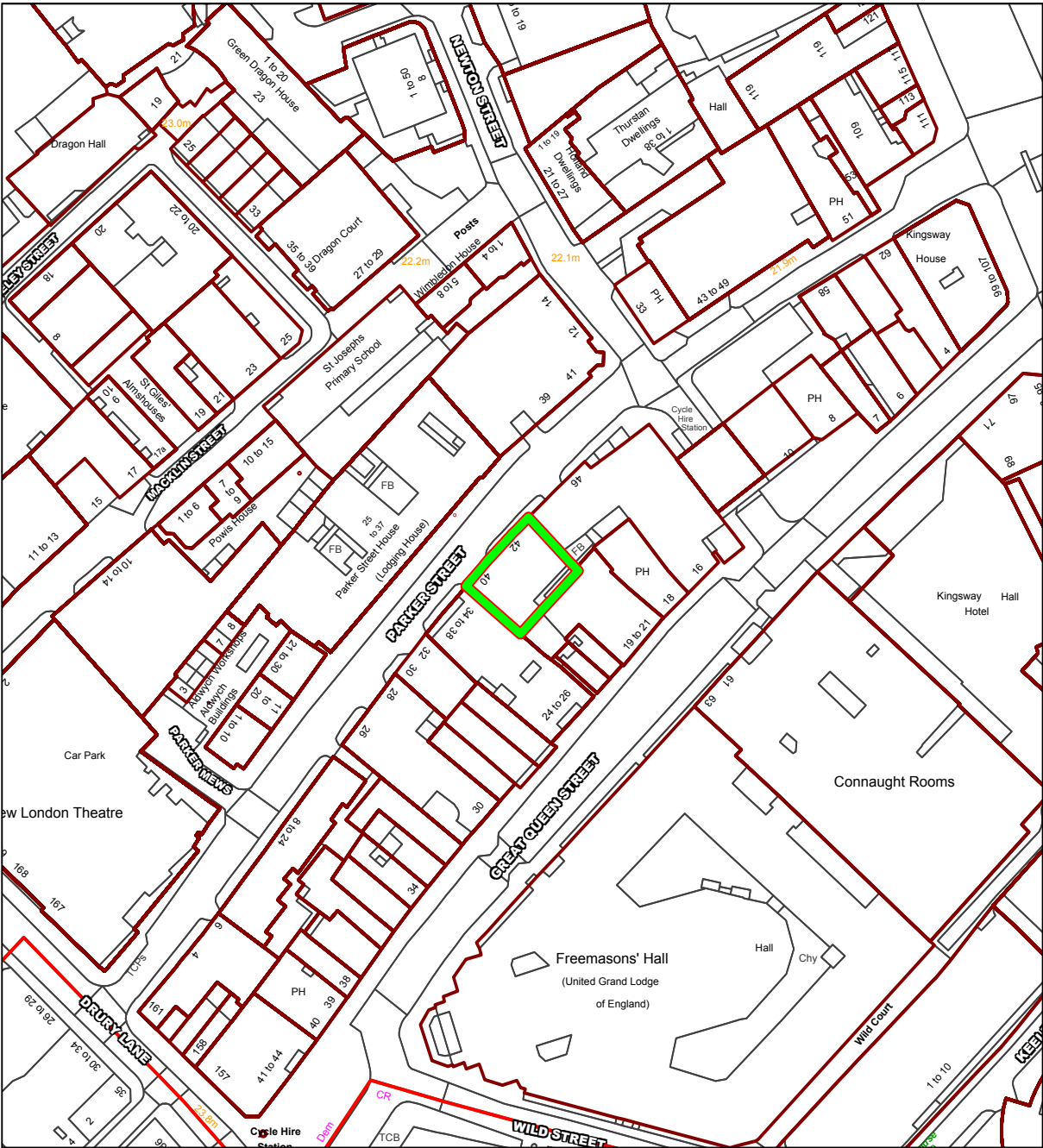


40-42 Parker Street, WC2B 5PQ  
2014/7745/P





**Photograph One: View standing across from subject site on Parker Street**





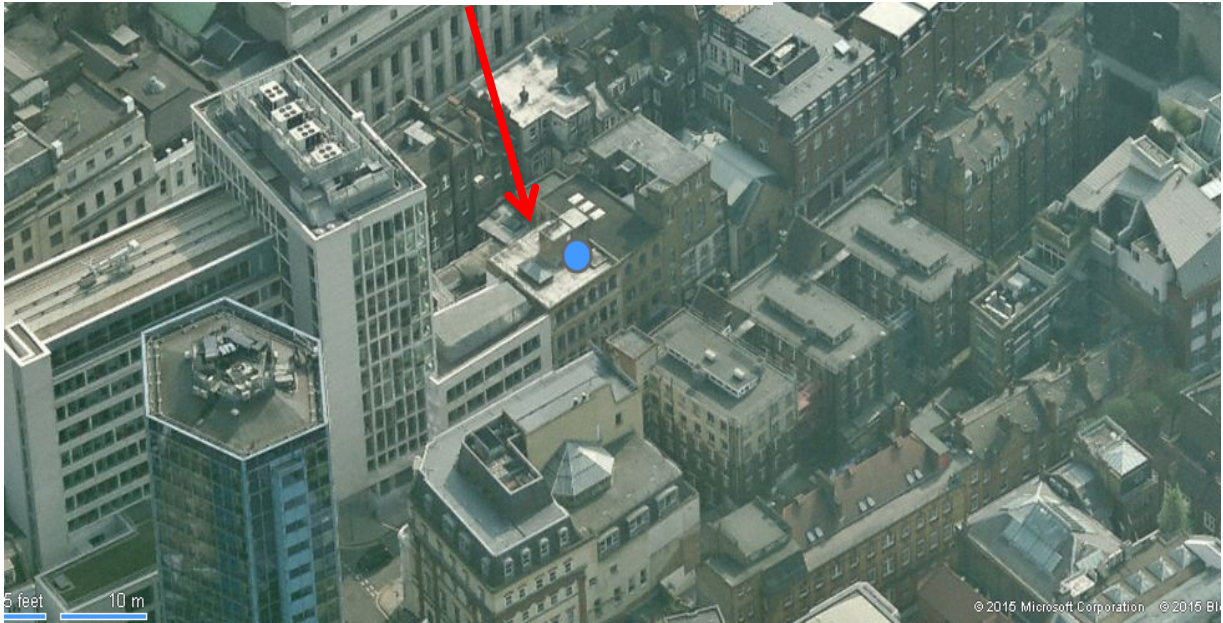
**Photograph Two: View looking north up Parker Street**



**Photograph Three: View looking South up Parker street**



Application Property



**Photograph Four: Birds Eye View of application site**

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>16/02/2015</b>
		N/A		<b>Consultation Expiry Date:</b>	<b>05/03/2015</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Jennifer Chivers			2014/7745/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
40-42 Parker Street London WC2B 5PQ			Refer to draft 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 2 storey roof extension with terraces, to create 1 x one bed unit, 1 x two bed unit and 1 x three bed unit.					
<b>Recommendation(s):</b>		Grant conditional permission Subject to a Section 106 Legal 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	32	No. of responses	5	No. of objections	3
			No. Electronic	00		
Summary of consultation responses:	<p>Two residents of 7 Thurston dwellings have objected on the following grounds:</p> <ul style="list-style-type: none"> <li>- Amenity effects of constant construction work in the surrounding area</li> <li>- Noise and dust pollution.</li> </ul> <p><i>Officer Comment: In order to minimise any impact on neighbours and Parker Street the management of the construction will need to be planned. This will be controlled through a Construction Management Plan as part of the Section 106 agreement.</i></p> <p>The Freeholder of the host property (William Shelton Charity) objects to the application stating that the property should remain in commercial use.</p> <p><i>Officer Comment: The principle of residential use in floors 4 and 5 is acceptable and in accordance with Council policy CS6 and are discussed below in paragraph 3.0. The other issues raised by the Freeholder are not within the remit of this planning application.</i></p>					
CAAC/Local groups* comments: *Please Specify	<p>Conservation Area Advisory Committee Covent Garden CAAC: No Response Received.</p> <p>Covent Garden Community Association – Do not object to the overall proposal but comment that the design could be more in keeping with the warehouse style of the existing buildings.</p> <p><i>Officer Comment: The Design of the proposal has been considered on the previous application and is discussed in more detail below. In addition, the planning inspector was satisfied that the proposed extension is well designed and would relate appropriately to the form of nearby buildings, and would sit acceptably in its wider spatial context.</i></p>					

## Site Description

The application building comprises 4-storey with flat roof including plant room and is located on the south side of Parker Street, south west of Newton Street and north of Great Queen Street; and west of High Holborn and east of Drury Lane.

The general character of the area is mixed commercial and residential. The building is currently occupied and used as commercial business floorspace. The host building is mid –terrace and also forms a terrace group of flat roof buildings of similar height and age.

The building has a neutral status in that it is not identified as a building which makes a positive contribution to the conservation area. The site is located in Seven Dials (Covent Garden) conservation area, it is not listed.

## Relevant History

2014/2113/P - Change of use at third floor level from business floorspace (Class B1a) to residential (Class C3) and erection of 2 storey roof extension with terraces, in connection with creation of 6 (2x1, 3x2 & 1x3 bed) flats. – Appeal for Non-Determination – Appeal dismissed 12/02/2015

8800557 Addition of part third floor extension and plant room at roof level addition of ground floor extensions at side and rear covering existing passageway and alterations to elevations for use for B1 purposes; Approved March 1989

9000527 Alterations to the design of third floor mansard extension as an amendment to the scheme which received planning permission on 2nd March; Approved February 1991

## 25 Parker Street

2012/6132/P - Redevelopment of the site to provide 43 residential units (40 x private and 3 x affordable) within a six storey plus basement building and retention of the existing façade to Parker Street, with two storey mansard roof extension, following demolition of the existing hostel accommodation and former Aldwych Workshops on Parker Mews and associated storage, cycle parking, refuse and landscape works (Class C3). – Approved at Committee on 30/08/2013

## Relevant policies

### NPPF 2012

### London Plan (2011)

#### LDF Core

CS1 - Distribution of growth

CS3 - Other highly accessible area

CS5 - Managing the impact of growth and development

CS6 - Providing quality homes

CS8 - Promoting a successful and inclusive Camden economy

CS9 - Achieving a successful Central London

CS11 - Promoting sustainable and efficient travel

CS13 - Tackling climate change through promoting higher environmental standards

CS14 - Promoting high quality places and conserving our heritage

CS18 - Dealing with our waste and encouraging recycling

CS19 - Delivering and monitoring the Core Strategy

## Camden Development Policies



DP2 – Making full use of Camden’s capacity for housing  
DP5 - Homes of different sizes  
DP6 – Lifetime homes and wheelchair homes  
DP16 - The transport implications of development  
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

**CPG 2011/Revised 2013**

CPG1/ Design,  
CPG2/ Housing,  
CPG3 / Sustainability  
CPG5/ Town Centres/ Retail and Employment,  
CPG6 /Amenity,  
CPG7 /Transport,  
CPG8/ Planning obligations,

**Covent Garden Conservation Area Appraisal and Management Strategy 2011**

## Assessment

### 1.0 **Background**

1.1 A previous scheme was considered at committee under application reference 2014/2113/P. The scheme involved the erection of a two storey roof extension, creation of six new units and a change of use from office to residential at third floor level. This application was put forward to committee with a recommendation for approval however before a decision was made an appeal for non-determination was received. The appeal was subsequently dismissed on 12<sup>th</sup> February 2015.

1.2 The inspector concluded:

*'I am satisfied that the proposed upwards extension is well designed, would relate appropriately to the form of nearby buildings, and would sit acceptably in its wider spatial context. The development would not cause visual harm and consequently, the character and appearance of the CA would be preserved*

*I find for the appellant on the first main issue, in respect of the principle of the proposed change of use. However, with regard to the second main issue, I find that a section 106 obligation is necessary to make the development acceptable, particularly to cover some of the Council's financial requirements so as to offset the needs arising from the development and its impacts. No executed obligation is in place, and the latest draft presented is incomplete with some aspects being questionable for the reasons already set out. The absence of an executed obligation is sufficient reason to dismiss the appeal'*

1.3 This proposal involves the same two storey roof extension as the previous application; however it does not include the change of use at third floor level to residential.

### 2.0 **Current Proposal:**

2.1 The proposal comprises the erection of two storey roof extension with terraces, to create 1 x one bed unit, 1 x two bed unit and 1 x three bed unit.

2.2 The roof extension will be approximately 5.5 – 5.7 metres above the existing floor level. The fourth floor level will be set back from the front of the building by approximately 1.6 – 1.9 metres and 5.5 metres on the fifth floor level. The extension will extend the full width of the building being 19.3 metres. The addition will increase the floor space by an additional 271sqm.

3.0 The Inspector found the principle of residential on the fourth and fifth level of the building to be acceptable in terms of design, impact on the Conservation area, housing mix, residential standards, amenity, sustainability and transport. The only reason for refusal previous scheme was the lack of a section 106 agreement, given that the policy has not changed the assessment made still stands.

### 4.0 **Assessment**

4.1 The principal considerations material to the determination of this application are similar to those already considered under 2014/2113/P, and are summarised as follows:

- Housing mix
- Residential standards / quality of new residential units,
- Design / 2-storey extension and terraces/ & impact on the conservation area,
- Residential amenity

- Traffic and parking, servicing, cycle parking and refuse storage
- Sustainability
- Other matters / Section 106 legal agreement

## 5.0 Principle of new housing

5.1 With regards to new housing provision Council policy CS6 states that the Council will aim to make full use of Camden's capacity for housing by a] maximising the supply of additional housing to meet or exceed Camden's target, and b] regard housing as the priority land-use. Similarly, LDF Policy DP2 (f) seeks to maximise the supply of additional homes in the borough. This application proposes the provision of three new residential accommodations and is therefore in accordance with this policy.

## 6.0 Housing mix

6.1 Policy DP5 states the Council expects a mix of large and small homes in all residential developments and will seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table (DSPT). The DSPT indicates that market housing with 2- bedroom units are the highest priority and most sought after unit size. The proposals are for 1 x 1 beds, 1 x 2 beds and 1 x 3 bed units, and this is considered an appropriate mix in the context of this residential conversion scheme.

## 7.0 Residential standards / quality of new residential units

7.1 All flats are in excess of the minimum sizes for dwellings as outlined in the Camden Planning Guidance (see table below). The 1 bed flat has a double bedroom (14.5sqm) and large open plan siting/dining /kitchen rooms (20sqm); All units have access to dual aspect views (with Flat 2 and 3 at 5<sup>th</sup> floor level). Flat 2 has 3 bedrooms 2 double + 1x single bedrooms (9.6sqm, 11.0sqm & 14.5sqm) plus large open plan siting/dining /kitchen room (30sqm); Together with the stacked habitable rooms and suitable internal floors to ceiling heights the residential layout is compliant with both the London plan and CPG guidelines.

Location	Flat	No of Bedrooms Proposed	No. of Persons Proposed	Proposed size (NFA)	London Plan Minimum Standards	CPG Minimum Standards	
4 <sup>th</sup> and 5 <sup>th</sup> Floor	Flat 1	1	2	61	50	48	
	Flat 2	3	6	104	95	93	
	Flat 3	2	4	82	70	75	

7.2 All new homes should comply with Lifetime Homes criteria as far as practicable. The applicant has submitted a Lifetime Homes assessment as part of the submission which addresses the 16 points of the criteria. The constraints of the scheme are such that not all of the criteria can be met (no off street parking proposed and no changes to the entrance level). The information provided indicates that the majority of the 16 standards would be able to be met. A condition is recommended to ensure the standards sought will be met in practice.

## 8.0 Design – 2-storey extension and terraces/ & impact on the conservation area

### 8.1 Roof extension /Terraces

8.2 The host building forms a terrace with nos. 34 -46 Parker Street on the south side; and except for the plant room extension of the host building plus staircase projection at nos. 34-38 the group of buildings shared similar height. The building is not explicitly identified to be a positive contributor in the CA statement; no 42 Parker Street is nonetheless an attractive historic building in gault brick

with red brick dressings, with flat-arched window heads to the lower floors and Italianate round-headed windows to the top floor. Number 40 Parker Street is similarly composed, but constructed of stock brick. The character of this part of Parker Street is relatively low rise and unenclosed, with small-scale 19th-century commercial buildings of three to five storeys.

- 8.3 On the east side no. 46, the part 4-storey contemporary design office building with rendered finish abuts the host building. On the opposite side (north), the buildings heights also vary with no cohesion or consistent pattern of roof form (mansard, part gable /pitched/ flat). Nos. 39-41 has a mansard roof extension and more recently nos. 28-37 (Parker Street House) gained approval for contemporary designed extensions at the roof level.
- 8.4 The proposed roof addition would increase the height (from 17.0m – 19.5m and increase of 2.5m) of the building; matching the height with no.38 staircase tower and is considered satisfactory. At the front, and owing to the staggered footprint, the extension would set back behind the raised parapet by approximately 1.6 -1.9m at 4th floor level and 5.5 - 5.7m at 5th floor level. The balustrades to the terraces on both levels would setback approx. 800mm and 3.8m. At the rear, 4th + 5th floor levels, the extension would setback behind the parapet by approximately 850mm and 1.5m. Whilst roof terraces are not characteristic of the buildings in the area; the roof terraces and glazed balustrades would be obscure from view at the front from the public realm but would be visible in private views at both the front and rear. The balcony/terraces design are non-decorative so as not to compete or add unnecessary clutter and their simplicity of design would minimise their visual prominence and be subordinate in their appearance. The extension setback at the front and has been designed in order to limit its scale and visible bulk from the public realm and private views from neighbouring residential buildings.
- 8.5 The extension would be comprised of light-weight materials of zinc cladding, metal framed fixed pane opaque glazing, metal framed sliding glazed doors, glazed balustrades and Sedum roof. The proposed roof extension in terms of its design, materials and height is in general accordance with CPG roof extension guidelines for the reasons set out above, and is considered acceptable. The principle roof extension is considered acceptable due to its sensitive design, overall scale and proportions and siting within the street.

#### 9.0 Replacement Plant/machinery

- 9.1 There are existing associated structures on the roof of the building that vary from plant machinery and a lift motor extension. The lift over-run plus stair access would be concealed within the proposed roof. The proposed replacement plant machinery will be located at 4th floor level rear on the terrace. The proposed plant units would be enclosed by the neighbouring buildings which are of varying heights and the a/c units would not be visible from the public realm due to the height of the surrounding buildings. The plant equipment would not have any detrimental impact on the appearance of the host building and is considered acceptable here.

#### 10.0 Residential amenity

- 10.1 There are no overlooking issues raised to the north as these views are across the public highways whereby the CPG 18m distance is not applicable. At the rear, buildings in Great Queen Street form shared boundaries; and they are largely in commercial uses. It is considered that no harm in terms of overlooking would occur and the proposal is considered acceptable.
- 10.2 The accompanying daylight & sunlight report indicate that all but one window at the rear elevation of nos.34-38 Parker Street is in compliance with BRE guidelines. The 1 window (1 at 3rd floor) that would experience loss of sunlight is located close to the existing projecting wing. The BRE guidance considered that where windows are located unreasonably close to its own boundary they are not treated in the same way as those built a reasonable distance from the



boundary. In this regards the proposal is considered acceptable.

10.3 The applicant has submitted an acoustic noise report which has demonstrated that a] the resident occupiers would not experience adverse noise disturbance; owing to the provision of secondary and double glazing of the existing and proposed extensions; and b] the acoustic report recorded the prevailing lowest background noise in line with the Council's CPG recommended noise levels would result in noise level of 37.3 dB LA90 for both the residential and office uses; and therefore no noise mitigation is required.

10.4 The Council's Environmental Health officer is satisfied that with the acoustic report as the plant will be in compliance with the Council's required standards subject to the usual conditions which will ensure that should the plant be noisier than anticipated, the local planning authority will have sufficient powers to take the necessary enforcement action if required. The proposal is in compliance with DP26.

#### 11.0 Refuse facilities

11.1 All the flats would have internal dedicated waste and re-cycling storage facility. The occupants would manage their waste disposal in line with the current arrangements.

#### 12.0 Sustainability/Biodiversity

12.1 In terms of renewable energy, the applicant has provided information indicating that the extension of the building would see considerable improvements in the U Values of the key building elements which, when coupled with the installation of individual Air Source Heat Pumps, low energy lighting, would also appreciably reduce the energy usage of the building. The report states that the residential use would achieve a 25% reduction in carbon emissions. This is welcomed, although below the baseline figure of the LDF and London Plan (40%) targets.

12.2 The proposal would incorporate green roof, which would further enhance the buildings sustainability. Full details will be secured via condition.

#### 12.3 Transport/Parking

12.4 The Council's cycle parking standards require the provision of at least one cycle parking space per unit. The proposal has included the provision of 3 cycle spaces, one each within each flat. This is in compliance with policies CS11 and DP17. A condition is recommended to ensure the cycle parking is provided prior to the occupation of any of the new residential units.

12.5 No onsite car parking is proposed for the new residential units. The host building is located within a controlled parking zone and is easily accessed by public transport and is close to a wide range of amenities. The site has a Public Transport Accessibility Level (PTAL) of 6b (excellent). Therefore, the new units are recommended to be made car-free through a Section 106 planning obligation.

#### 13.0 Construction Management Plan

13.1 Where it's considered expedient and necessary a Construction Management Plan (CMP) would be required to manage the developments impact on the highway network. The proposal includes significant internal alterations plus provision of 2 additional storeys to the building. This will result in a large number of construction vehicle movements to and from the site, which would have a considerable impact on the local transport network. However, the overall scale and kind of this development is not considered to require a full CMP, instead it is considered that a Construction Management Statement (CMS) is required in order to mitigate any adverse impacts. The CMS

would be secured via a section 106.

- 13.2 While the inspector notes in paragraph 23 of the appeal decision that he remains unconvinced that it is essential to include provisions in respect of the Construction Management within a section 106 obligation, as he considers that this could be adequately covered by conditions.
- 13.3 The Council respectfully disagrees. In addition, the applicant has agreed to provide a Construction Management Plan under the section 106. The construction is likely to have an impact and the management of the construction will need to be planned in order to minimise any impact on Parker Street and neighbours. This is achieved through a Construction Management Plan in accordance with policies CS5, CS11, CS19, DP20 and DP26 specifically paragraph 26.10, and CPG7 – Transport.
- 13.4 A planning obligation is considered to be the most appropriate mechanism for securing compliance with a CMP in this case simply because a considerable extent of the activity during construction could cause conflict with other road users or be detrimental to the amenity of the area and will necessarily take place outside the curtilage of the planning unit of the appeal site. Potential impacts for the proposed demolition/construction works which should be controlled by a CMP include traffic generation from removal and delivery of materials to the site. This could result in traffic disruption and dangerous situations for pedestrians and road users. Under the Planning Act conditions are used to control matters on land within the developers' control. However, a CMP is designed to be an enforceable and precise document setting out how measures will be undertaken not just on site but also around the site in order to minimise as far as reasonable the detrimental effects of construction on local residential amenity and / or highway safety on the nearby roads hence, using a condition to secure the type of offsite requirements usually included in a CMP would in this case be unenforceable.
- 14.0 Community Infrastructure Levy (CIL)
- 14.1 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

**Recommendation:** Grant Conditional Planning Permission subject to a section 106 legal agreement.

## **DISCLAIMER**

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

Savills  
Savills  
33 Margaret Street  
London  
W1G 0JD

Application Ref: **2014/7745/P**

05 March 2015

Dear Sir/Madam

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

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

Address:  
**40-42 Parker Street**  
**London**  
**WC2B 5PQ**

Proposal:  
Erection of 2 storey roof extension with terraces, to create 1 x one bed unit, 1 x two bed unit and 1 x three bed unit.

Drawing Nos: Location plan; Ex 02A; Ex 03; Ex 04A; Ex 05; Ex 06; PP2 01F; PP2 02E; PP2 03C; PP2 04C; PP2 05C; PP2 06B; PP2 07A; PP2 08A ; PP2 09A; PP2 10B; Design & Access Statement, November 2014; Daylight and Sunlight Report, 5th March 2014; Daylight and Sunlight Letter Nov 14; Planning Statement, Savills, December 2014; Noise Report, Report 6062/PNA Prepared: 25 February 2014; Sustainability Statement & Energy Report; Report Reference: BEC/SAVILLS/PARKER, November 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 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:

Location plan; Ex 02A; Ex 03; Ex 04A; Ex 05; Ex 06; PP2 01F; PP2 02E; PP2 03C; PP2 04C; PP2 05C; PP2 06B; PP2 07A; PP2 08A ; PP2 09A; PP2 10B; Design & Access Statement, November 2014; Daylight and Sunlight Report, 5th March 2014; Daylight and Sunlight Letter Nov 14; Planning Statement, Savills, December 2014; Noise Report, Report 6062/PNA Prepared: 25 February 2014; Sustainability Statement & Energy Report; Report Reference: BEC/SAVILLS/PARKER, November 2014

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: To ensure that the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The cycle parking shown on the approved plans shall be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 7 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.

#### Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

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

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

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

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

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

Yours faithfully

Culture and Environment Directorate

**DRAFT**

**DECISION**