

Address:	22 Lancaster Grove London NW3 4PB		7
Application Number:	2014/2037/P	Officer: Peter Higginbottom	
Ward:	Belsize		
Date Received:	20/03/2014		
Proposal: Erection of a two-storey building plus basement following the demolition of existing building to provide four dwellinghouses (4 x 5-bed).			
Drawing Numbers:			
<p>22LG-P1-A-(00)-000; Demolition Plan 22LG-P1-(15)-001; Existing Plans 22LG-P1-(00)-002, 22LG-P1-(00)-10, 22LG-P1-(00)-11; Proposed Plans 22LG-P1-(10)-001 Rev C, 22LG-P1-(10)-002 Rev C, 22LG-P1-(10)-003 Rev C, 22LG-P1-(50)-SK100, 22LG-P1-(50)-SK101, 22LG-P1-(10)-10 Rev C, 22LG-P1-(10)-11 Rev C, 22LG-P1-(10)-12 Rev C, 22LG-P1-(11)-10 Rev C, 22LG-P1-(11)-11 Rev C, 22LG-P1-(11)-12 Rev C.</p> <p>Documents: Arboricultural Impact Assessment Ref JKK8117, Tree Constraints Plan JKK8117_Figure 01.01, Tree Protection Plan JKK8117_Figure 03.01, Tree Retention and Removals Plan JKK8117_Figure 02.01, Design and Access & Planning Policy Statement, Basement Impact Assessment Ref BIA4193, Extended Phase 1 Habitat and Bat Survey Grid Ref TQ 271 845, Chemical Interpretive Report Ref CHEM/4193, Construction Management Plan by Stoneforce Ltd, Desk Top Study Report Ref DTS/4193, Energy Strategy Report by Syntegra Consulting dated 21/02/14, Factual Report Ref FACT/4193, Geotechnical Interpretive Report Ref GEO/4193, Noise Impact Assessment Ref: 10952.NIA.01, Structural Engineering Planning Report by Constructure Ltd dated Feb 2014, Ecology Baseline and Code for Sustainable Homes Assessment Report by Syntegra Consulting dated Feb 2014, Daylight, Sunlight & Overshadowing Report Rev A by Syntegra Consulting dated April 2014, Lifetime Homes Letter from KSA dated 20/04/14.</p>			
RECOMMENDATION SUMMARY: Granted Subject to a Section 106 Legal Agreement			
Applicant:		Agent:	
Miss Katherine Somers Flat 7 4 Bath Street London EC1v 9LB		KAS Flat 7 4 Bath Street London EC1V9LB	

ANALYSIS INFORMATION

Land Use Details:			
	Use	Use Description	Floorspace

	Class		
Existing	<i>C3 Dwelling House</i>		<i>326m²</i>
Proposed	<i>C3 Dwelling House</i>		<i>1,492m²</i>

Residential Use Details:

	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	<i>Dwelling House</i>					<i>1</i>				
Proposed	<i>Dwelling House</i>					<i>4</i>				

Parking Details:

	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	<i>6</i>	<i>0</i>
Proposed	<i>4</i>	<i>0</i>

OFFICERS' REPORT

Reason for Referral to Committee: This application is reported to Committee because it is a development involving the demolition of the existing dwelling which is in a conservation area [clause 3(v)]

1. SITE

- 1.1 The application site is located to the southern side of Lancaster Grove which is a predominantly residential area. The road curves at the application site. The immediate surrounding area comprises of large detached dwellings. The site is occupied by a detached post-war building, which comprises a half-timber house of two storeys plus attic storey. The building includes a projecting double garage at the front and to the right hand side of the building. The site is in use as a single dwelling. The property is set within generous grounds of 0.11 hectares and benefits from a large rear garden and area to the front forecourt with space for 5 cars. The site contains separate in and out vehicle access gates.
- 1.2 The site is located within the Belsize Park Conservation Area. The Conservation Area Statement describes the area as being of predominately late Victorian housing with some Edwardian pockets. The area is notable for the varied styles and elevational treatment of properties but with consistent materials of generally red brick and red clay tiled roofs.
- 1.3 The site has a Public Transport Accessibility Level (PTAL) of 3 (moderate).

2. THE PROPOSAL

Original

- 2.1 The application proposes the demolition of the existing 5-bed dwelling and erection of a three storey building plus basement to provide four 5-bed dwellinghouses plus parking for four cars at the front of the property and associated landscaping.

Revisions

- 2.2 The following revisions have been secured during the assessment of the application:

- Overall height of building reduced by 600mm
- Front entrance to houses 2&3 revised
- Bay removed from house 4
- Reduction in the amount of stone on front and rear elevations
- House 1 pulled away from no.24 by 1m at first and roof level as advised by daylight and sunlight consultant.
- Internal layout updated to show future lift position, minor changes to plans to meet lifetime homes.

3. RELEVANT HISTORY

Application site

3.1 None

18-20 Lancaster Grove

- 3.2 2007/0923/P - The erection of a new two-storey plus attic level and basement dwellinghouse, following the demolition of 2 existing dwellinghouses. Allowed on appeal on 28/05/2008 (Ref: APP/X5210/A/07/2048016)
- 3.3 2007/0925/C – Demolition of 2 existing dwellinghouses. Allowed on appeal 28/05/2008 (Ref: APP/X5210/A/07/2048015)
- 3.4 2010/3134/P and 2010/3135/C – renewal of permissions 2007/0923/P and 2007/0925/C Respectively.
- 3.5 2013/5072/P - Confirmation that works undertaken at 18-20 Lancaster Grove constitute commencement of development of planning permission 2010/3134/P. Granted 04/10/2013.

4. CONSULTATIONS

Statutory Consultees

- 4.1 **Thames Water** - Following initial investigation, Thames Water has identified an inability of the existing wastewater infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would like the following 'Grampian Style' condition imposed. "Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed". Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

Water Comments - no objection

Non-statutory Consultees/local groups

- 4.2 **Belsize Conservation Area Advisory Committee** – object on grounds of gross-overdevelopment

Adjoining Occupiers

**Original
and R1**

<i>Number of letters sent</i>	39
<i>Total number of responses received</i>	56
<i>Number of electronic responses</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	52

4.3A notice was erected on site and a press notice was published with an expiry date of 24 April 2014.

4.4 Objections received raised the following issues:

- Will overshadow and block daylight to breakfast room of no 24
- Also block light to dining room of no. 24
- Basement excavations risk damage to my house as they are close to party wall
- So many new houses would be out of character with the street
- Scale of proposed building is far in excess of the residential setting
- Would dwarf the adjacent houses
- Lead to increased occupancy
- Destroy the character of an area with oversized dwellings
- Each house will be about 2m higher than the existing and adjacent houses
- Total of 25 bedrooms could lead to 40 people occupying a site leading to more cars and traffic
- Dwellings will have tiny gardens
- Traffic burden on road
- Lancaster Grove is a tranquilising street
- Do not delegate the decision
- Severely affect the surrounding houses and sympathetic to the architecture of the street.
- Proposal will destroy such a visually beautiful neighbourhood which has historical interest
- Four homes on the land is ridiculous
- Building is too big and consequently out of proportion to its immediate neighbours
- Site can only accommodate two dwellings
- Ground level of the site means the development will look out of place
- Application is 2 storeys but it is clearly 3 with rooms in the roof
- Height is out of proportion with the street
- Increase in floor area of 350%
- Removal of trees is unacceptable
- Development sets a precedent
- Hardly any garden space left
- Design is dreary, imitation "old" style
- Proposed is completely different from the current house
- Diabolical attempt to destroy the conservation area
- Sheer bulk of the proposed building
- Ridge line is unnecessarily high
- Traditional sash windows would be appropriate

- Conservatory should be traditional
- PV cells are unsightly
- Multi-family dwelling will swamp the vista of the street
- It does not enhance the area, it detracts from it
- Concern that the excavation of basements would be dangerous for stability of surrounding ground and effect on drainage
- Windows will lead to overlooking and light pollution
- Will set a precedent
- Starting point of 18-20 is not correct as this development reflected the site
- Loss of amenity to conservation area
- Not possible to work under canopy of existing trees
- Terrible idea to tear down a perfectly fine house
- Will block light in to neighbouring garden
- Create chaos in the street
- Potential for an extra 10 cars parking in Lancaster Grove

An objection was received from Cllr Tom Simon on grounds that the proposal is a massive overdevelopment of the site and in a style out of keeping with the area. The proposal will have a negative impact on the conservation area. The proposal would be very imposing and domineering. It will also impact on number 24 in terms of overshadowing.

5. POLICIES

5.1 Set out below are the LDF policies that the proposals have primarily been assessed against. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

LDF Core Strategy and Development Policies adopted 8th November 2010

CS4 Areas of more limited growth
 CS5 Managing the impact of growth and development
 CS6 Providing quality homes
 CS8 Promoting a successful and inclusive Camden economy
 CS11 Promoting sustainable and efficient travel
 CS13 Tackling climate change through promoting higher environmental standards
 CS14 Promoting high quality places and conserving our heritage
 CS17 Making Camden a safer place
 CS18 Dealing with waste and encouraging recycling
 CS19 Delivering and monitoring the Core Strategy
 DP2 Making full use of Camden's capacity for housing
 DP5 Homes of different sizes
 DP6 Lifetime homes and wheelchair housing
 DP16 Transport implications of development
 DP17 Walking, cycling and public transport
 DP18 Parking standards and limiting the availability of car parking
 DP20 Movement of goods and materials
 DP21 Development connecting to the highway network
 DP22 Promoting sustainable design and construction

DP23 Water
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours
DP27 Basements and lightwells
DP28 Noise and vibration
DP29 Improving access

5.2 Supplementary Planning Policies

5.3 Camden Planning Guidance (CPG) 2011

- CPG 1 Design 2013
- CPG 2 Housing 2013
- CPG4 Basements 2013
- CPG 6 Amenity 2011
- CPG 7 Transport 2011
- CPG 8 Planning obligations 2011

5.4 Belsize Conservation Area Statement (April 2003)

5.5 London Housing SPG

6. ASSESSMENT

6.1 The principal considerations material to the determination of this application and summarised as follows:

- Land use and density
- Residential mix and quality of accommodation
- Design and conservation
- Residential amenity
- Basement
- Sustainability
- Transport
- Planning obligations
- Community Infrastructure Levy

6.2 Land use and density

6.2.1 The site is currently occupied by a five bedroom single family dwelling and therefore the continued use of the site for residential development is considered to be acceptable in principle.

6.2.2 The proposed development comprises of 4 dwellings and will have a total of 43 habitable rooms. Given the site area of 0.11 hectares the proposed development will have a density of 391 habitable rooms and 36 dwellings per hectare. The sustainable residential quality density matrix in the London Plan states that the density for sites with a PTAL of 2-3 in an urban context should be between 200-450 habitable rooms and 45 to 120 units per hectare. The proposed development is therefore considered to be of an

appropriate density and acceptable with regards to Policy 3.5 of the London Plan and Policy DP2.

6.3 Residential mix and quality of accommodation

- 6.3.1 Policy DP5 states that the Council will expect 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 proposal includes the provision of four 5-bed dwellings which are regarded as being of a medium need relative to supply. While the proposal does not provide any 2-bed dwellings (highest priority) good quality family accommodation is identified as being needed in the borough and therefore acceptable with regards to Policy DP5.
- 6.3.2 The proposed residential units all exceed the minimum space standards as set out in CPG2 and the London Housing SPG. These units will also meet the Lifetime Homes standard as required by Policies CS6 and DP6. This will be secured through condition.
- 6.3.3 The residential units will all have private gardens at the rear measuring 75sqm which are considered acceptable areas of private amenity space to meet the requirements set out in Guidance CPG2.

6.4 Design and conservation

- 6.4.1 The Belsize Conservation Area Statement (BCAS) which was published in April 2003 defines six separate sub-areas. The site falls within Sub Area three, which contains buildings of varying age and style. This is particularly so within Lancaster Grove, where there are distinct differences between the houses on the north and south side of the road.
- 6.4.2 The north side is more unified, containing rows of tall, red brick Victorian villas, built much closer to the road. Many of these contain fine moulded detailing and stone dressings and have imposing gabled front elevations.
- 6.4.3 The development along the south side of the street is of a different character to the northern side of the street. The dwellings vary enormously in age, size, style and also to some degree the distance that they are set back from the road. The properties between Strathray Gardens and Eton Avenue (of which the subject site forms a part) tend to be of two or three storeys and, all but no. 24, include projecting front gables. The predominant building materials here is red brick, terracotta and clay tiles and the dwellings have some characteristics of an 'Arts and Crafts' style house, of which there are other examples in the sub-area, particularly in Eton Avenue.
- 6.4.4 This section of road on the south side also contains a consistent and distinctive brick boundary wall to the road, except outside the subject site where, the wall has been replaced with modern railings.

Existing building

- 6.4.5 The existing building is not listed and not highlighted as making a positive contribution to the character and appearance of the Belsize Park Conservation Area.
- 6.4.6 The building is a mock Tudor half-timber house dating from the late 20th Century and given the materials and detailing is considered to be at odds with the predominant character and appearance of the area. It includes uncharacteristic metal railings to the front boundary and is considered to make little or no contribution to the sub area of the Belsize Park Conservation Area or stretch of dwellings on the south side of Lancaster Grove.
- 6.4.7 Its removal and replacement would not harm the character and appearance of the conservation area subject to the design of the new building.

The proposed building

- 6.4.8 Where buildings do not make a positive contribution to the character or appearance of a conservation area the Council will view the development as an opportunity to enhance an area and secure the optimum viable use of the site.
- 6.4.9 Policies CS14 and DP24 and CPG1 seek to ensure all development is of the highest quality design and considers the character, setting, context and form of neighbouring buildings. Furthermore Policy DP25 seeks to preserve and enhance the character and appearance of Conservation Areas.
- 6.4.10 With regard to design, developments should have respect for their context, as part of the wider area which has a well-established character and appearance of its own.
- 6.4.11 The proposed building has been sympathetically designed, to enhance the traditional arts and crafts character of the area. The building would comprise a detached two storeys plus attic development with projecting gables, consistent with the buildings on the south side of the street.
- 6.4.12 Proposed materials include handmade bricks. The roof would be tiled and decorative detail would be added throughout with Portland stone window dressings and quoins. The materials are considered to be acceptable in principle but full details together with samples will be secured through condition.
- 6.4.13 The design cleverly incorporates four dwellings into a building which appears as a single family dwelling thereby preserving the character of this side of the street as well as making best use of the land for family housing. The distance from adjoining boundaries would also be more consistent with the other properties on the south side of the street and the position and layout of the design has also managed to cleverly mediate between the building lines of properties curving away from the site. This has meant a slight projection to the front gable adjoining no.24 but this is consistent with all projecting gables along the length of the road as it bends. This allows the development to carefully knit

the townscape together to reinforce the better qualities of the existing townscape and thus enhance character and appearance of the area.

- 6.4.14 The footprint and the massing of the proposed dwelling is larger than the existing by approximately 185sqm, however the building does not feel oversized and the footprint with a site coverage of 33% (ratio of 1:4) is consistent with the built development to plot ratio in the area. A plot ration analysis of the surrounding area has been submitted which shows a number of other sites with a similar coverage and ratios.
- 6.4.15 The ridgeline is higher than the immediately adjacent no.24 Lancaster Grove but it is not higher most other neighbour properties in the Conservation Area. The height of no.24 Lancaster Grove is in fact an anomaly in the local context as in fact is the buildings built form and character. Although an immediate neighbour this should not set parameters for development in the area. This should be led by historic properties which define the character and appearance of the conservation area.
- 6.4.16 The increase in mass would be most noticeable when travelling along the street in a westerly direction due to the projecting gables. However this is a common streetscape characteristic which already exists as you travel westerly from Eton Avenue. In this regard the change in view would preserve the appearance of the area and would not be harmful to the streetscene or to the character or appearance of the Conservation Area, particularly given the quality of the proposed dwelling.
- 6.4.17 The existing front boundary railing would be replaced with a brick boundary wall which matches the existing adjoining original boundary wall. This would significantly enhance the character of the streetscene.
- 6.4.18 The new building would assimilate with its surroundings enhance the character and appearance of this part of the Belsize Park Conservation Area and its design justifies the increase in scale from the poor quality architecture of the existing dwelling
- 6.4.19 The proposal would accord with LDF policy DP24 which seeks to ensure that, among other things, that development is of a high standard and that it respects its site and setting and seeks to improve the attractiveness of an area and not harm its appearance or amenity. In addition, it is considered that the proposal would accord with policy DP25 which seeks to ensure that new development in a conservation area preserves and enhances the special character or appearance of the area. Similarly, the proposal would accord with the advice set out in the NPPF paragraph 137 that states “proposals preserve those elements of the setting of the Conservation Area and make a positive contribution to or better reveal the significance of the asset should be treated favourably.”
- 6.4.20 The proposal is a high quality, imaginative design which would be a welcome addition to the area once complete.

- 6.4.21 It should also be noted that Nos. 18-20 Lancaster Grove (adjoining site to the right hand side facing front) are identified within the BCAS as being unlisted buildings that make a positive contribution to the Conservation Area. Consent was granted May 2008 on appeal for their replacement with a dwelling of similar design and scale to the proposed scheme. This permission was renewed in August 2010 and confirmed as having commenced in October 2013.

6.5 Residential amenity

Background

- 6.5.1 Policy DP26 states that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. Factors considered will include visual privacy and overlooking, overshadowing and outlook, and sunlight, daylight and artificial light levels. These elements should be considered at design stage while the standards recommended in the BRE Site Layout Planning for Daylight and Sunlight good practice guide will be taken into account in the assessment of applications.
- 6.5.2 In addition CPG 6 on Amenity states that all buildings should receive adequate daylight and sunlight and daylight sunlight reports will be required where there is a potential impact upon existing levels of daylight and sunlight.
- 6.5.3 Given that the proposed development is larger than the existing dwelling and owing to the proximity of the neighbouring properties, the applicant submitted a Daylight, Sunlight and Overshadowing assessment with the planning application which concluded that the proposed development was largely in accordance with the BRE guidance.

24 Lancaster Grove

- 6.5.4 While the applicant's daylight report concluded that the proposed development was acceptable, concerns were raised during consultation. The occupier of number 24 appointed a building surveyor (BVP) to review the submitted report and raised the following key issues:
- The model does not appear to reflect the proposed building
 - Trees have been included in the model which is not on accordance with BRE guidance
 - Surface 9 and 10 will have received a moderate adverse impact on daylight received.
 - Concern regarding location and relationship between existing and proposed buildings together with inclusion of trees, accuracy of readings cannot be relied upon with regards to sunlight.
 - Unable to comment on overshadowing
 - Convinced that the proposed development will lead to a sense of enclosure
- 6.5.5 The applicant's daylight consultant (Syntegra Consulting) submitted a response to the comments submitted by BVP (19 August 2014). The response explains

the approach to their modelling and confirms the removal of the trees from their modelling.

- 6.5.6 This response sets out that while there is a reduction in daylight to window S5 of the neighbour's dining room, this is part of an open plan room and sufficient light will be received from the other windows of S1 and S3.
- 6.5.7 The proposed development will result in loss of light to the existing breakfast room of number 24. However the breakfast room is connected to the kitchen through an arch and not considered to be a habitable room in its own right. Given that the kitchen will not be adversely impacted by the development, the proposed impact on the breakfast room is considered acceptable.
- 6.5.8 The response submitted by the applicant's daylight consultant is considered to have addressed the concerns raised by the neighbouring occupiers. This information states that the development will result in a reduction of daylight to the side facing window however as this is a secondary window to breakfast room, the impact is considered negligible and therefore acceptable. The council accepts this position.

18-20 Lancaster Grove

- 6.5.9 Concern has also been raised by the impact on the neighbouring property of number 18-20 Lancaster Grove. It is noted that the loss of daylight to the side facing windows S9 and S10 of 18-20 Lancaster Grove will be below the levels stipulated in the BRE guidance however as these are secondary windows to these rooms, with the primary windows of S7 and S8 not affected by the development, the impact on S9 and S10 is considered negligible. The proposed impact on the daylight and sunlight of 18-20 Lancaster Grove is therefore considered acceptable.

Overlooking

- 6.5.10 The proposed development features side facing windows to the first floor west elevation however as these windows serve bathrooms and feature obscure glazing there will be no overlooking issues. Side windows are also proposed to the east and west elevations at third floor level. However these dormer windows, facing the roofs of the neighbouring properties are not considered to give rise to additional overlooking of the neighbouring properties above which exists from the existing property and therefore acceptable.
- 6.5.11 The proposed development is not considered to cause significant harm to the residential amenities of the occupiers of neighbouring properties and therefore acceptable with regards to Policy DP26 and CPG6.

6.6 Basement

- 6.6.1 The proposal includes single storey basements for each of the four dwellings situated under the footprint of the ground floor and to the front of the site. The applicant has submitted a basement impact assessment to assess the potential

impact on land stability and groundwater flow. The BIA was reviewed by an independent consultant who requested additional information and calculations. The applicant has since submitted additional information.

6.6.2 The Basement Impact Assessment together with the addendum does not suggest that there will be any issues with the implementation of the proposed basement scheme. The BIA and addendum have been reviewed by the independent consultant who has confirmed the findings of the assessment as being sound. A Basement Construction Plan will be secured through Section 106 to ensure the basement is implemented to a satisfactory standard.

6.6.3 The proposed basement is considered acceptable with regards to Policy DP27.

6.7 Trees

6.7.1 The proposed development will result in the removal of 6 trees on the site (T1, T2, T5, T14, T17 and T18) with all but one being classed as category C. T5 is classed as a category B tree, however as it is to the rear of the site and given that the majority of the trees are to be retained as part of the development the loss is considered acceptable. The submitted Arboricultural assessment which includes tree protection measures is considered acceptable.

6.8 Sustainability

6.8.1 The application is accompanied by a Sustainability Report which demonstrates that the development will achieve Level 4 of the Code for Sustainable Homes. While the development falls below the threshold to require the submission of either a Code for Sustainable Homes Pre-Assessment the sustainable measures are welcomed and considered in accordance with Policy DP22.

6.9 Transport

6.9.1 Policy DP16 states that the Council will seek to ensure that development is properly integrated with the transport network and is supported by adequate walking, cycling and public transport links while Policy DP18 will seek to ensure that developments provide the minimum necessary car parking provision. Developments within areas of controlled parking zones (such as the application site) should be car free however where the council accepts the need for car parking provision, development should not exceed the maximum standard for the area. On-site parking should be limited to spaces designated for the occupiers of development.

6.9.2 The proposed development includes the provision of four off-street parking spaces to the front of the property with one space dedicated for each dwelling. The existing dwelling has off-street provision for five vehicles together with a parking permit for a further vehicle on-street within the Controlled Parking Zone therefore equating to six spaces. While the council will not normally encourage off-street parking provision, the applicant has agreed to secure a car capped development thereby removing the right to any on-street parking provision while the proposal will include four spaces. This therefore will comprise a net

reduction of two parking spaces. Given that the site is located within an area of moderate public transport provision (PTAL 3) and as the proposal will result in a net loss of parking provision, the proposed level of off-street parking is considered acceptable with regards to Policy DP18.

6.10 Planning Obligations

6.10.1 The proposed development involves the net creation of over 1000sqm of residential floorspace. Therefore, in accordance with Policy DP3 a contribution towards the supply of affordable housing is required.

6.10.2 Policy DP3 states that on-site affordable housing is preferred except where it is determined that this is not appropriate or viable then a financial payment in-lieu will be required. Given the net increase of floorspace being 1200sqm, the required on-site affordable housing would equate to 12%. As the proposal is for four units it is not possible to provide a single unit for affordable housing. Furthermore, an alternative scheme may only provide a single onsite unit and a Registered Provider would be unlikely to take ownership of a single unit owing to issues of separate access, management and cost. Consequently, on-site affordable housing is not considered appropriate in this instance and therefore the applicant is required to make a financial contribution in-lieu of on-site provision. Based on the calculation in CPG8, a contribution of £ 378,738 is required which the applicant has agreed to. The contribution will be secured through Section 106 Agreement.

6.11 Community Infrastructure Levy

6.11.1 This proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as it includes the addition of residential units. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge for this scheme, should it be approved would likely be £63,000 (£50 x 1260sqm). This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, and subject to indexation in line with the construction costs index.

7. CONCLUSION

7.1.1 The proposed

7.1.2 Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-

- Financial contribution towards affordable housing (£378,738)
- Car capped development
- Basement Construction Management Plan
- Construction Management Plan

8. LEGAL COMMENTS

8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

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: 22LG-P1-A-(00)-000; Demolition Plan 22LG-P1-(15)-001; Existing Plans 22LG-P1-(00)-002, 22LG-P1-(00)-10, 22LG-P1-(00)-11; Proposed Plans 22LG-P1-(10)-001 Rev C, 22LG-P1-(10)-002 Rev C, 22LG-P1-(10)-003 Rev C, 22LG-P1-(50)-SK100, 22LG-P1-(50)-SK101, 22LG-P1-(10)-10 Rev C, 22LG-P1-(10)-11 Rev C, 22LG-P1-(10)-12 Rev C, 22LG-P1-(11)-10 Rev C, 22LG-P1-(11)-11 Rev C, 22LG-P1-(11)-12 Rev C.

Documents: Arboricultural Impact Assessment Ref JKK8117, Tree Constraints Plan JKK8117_Figure 01.01, Tree Protection Plan JKK8117_Figure 03.01, Tree Retention and Removals Plan JKK8117_Figure 02.01, Design and Access & Planning Policy Statement, Basement Impact Assessment Ref BIA4193, Extended Phase 1 Habitat and Bat Survey Grid Ref TQ 271 845, Chemical Interpretive Report Ref CHEM/4193, Construction Management Plan by Stoneforce Ltd, Desk Top Study Report Ref DTS/4193, Energy Strategy Report by Syntegra Consulting dated 21/02/14, Factual Report Ref FACT/4193, Geotechnical Interpretive Report Ref GEO/4193, Noise Impact Assessment Ref: 10952.NIA.01, Structural Engineering Planning Report by Constructure Ltd dated Feb 2014, Ecology Baseline and Code for Sustainable Homes Assessment Report by Syntegra Consulting dated Feb 2014, Daylight, Sunlight & Overshadowing Report Rev A by Syntegra Consulting dated April 2014, Lifetime Homes Letter from KSA dated 20/04/14.

Reason:

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

- 3 Prior to the relevant part of the works taking place detailed drawings and/or samples of materials as appropriate, in respect of the following, have been submitted to and approved in writing by the local planning authority:
 - a) Plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.
 - b) Typical details at a scale of 1:10 or 1:1, samples where appropriate and manufacturer's details of new facing materials including but not limited to brickwork, windows and door frames, glazing, balconies, balustrades, metal panels.A sample panel of brickwork of no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for 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 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.

- 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.

- 6 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 8 The flank windows on the east and west elevations serving the bathrooms at first and second floor levels as shown on approved plans ... shall be of obscure glazing and fixed shut up to 1.7m above finished floor level unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure no overlooking of neighbouring properties.

- 9 Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

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

- 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 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.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.



Application No: 2014/2037/P

**22 Lancaster Grove
London
NW3 4PB**

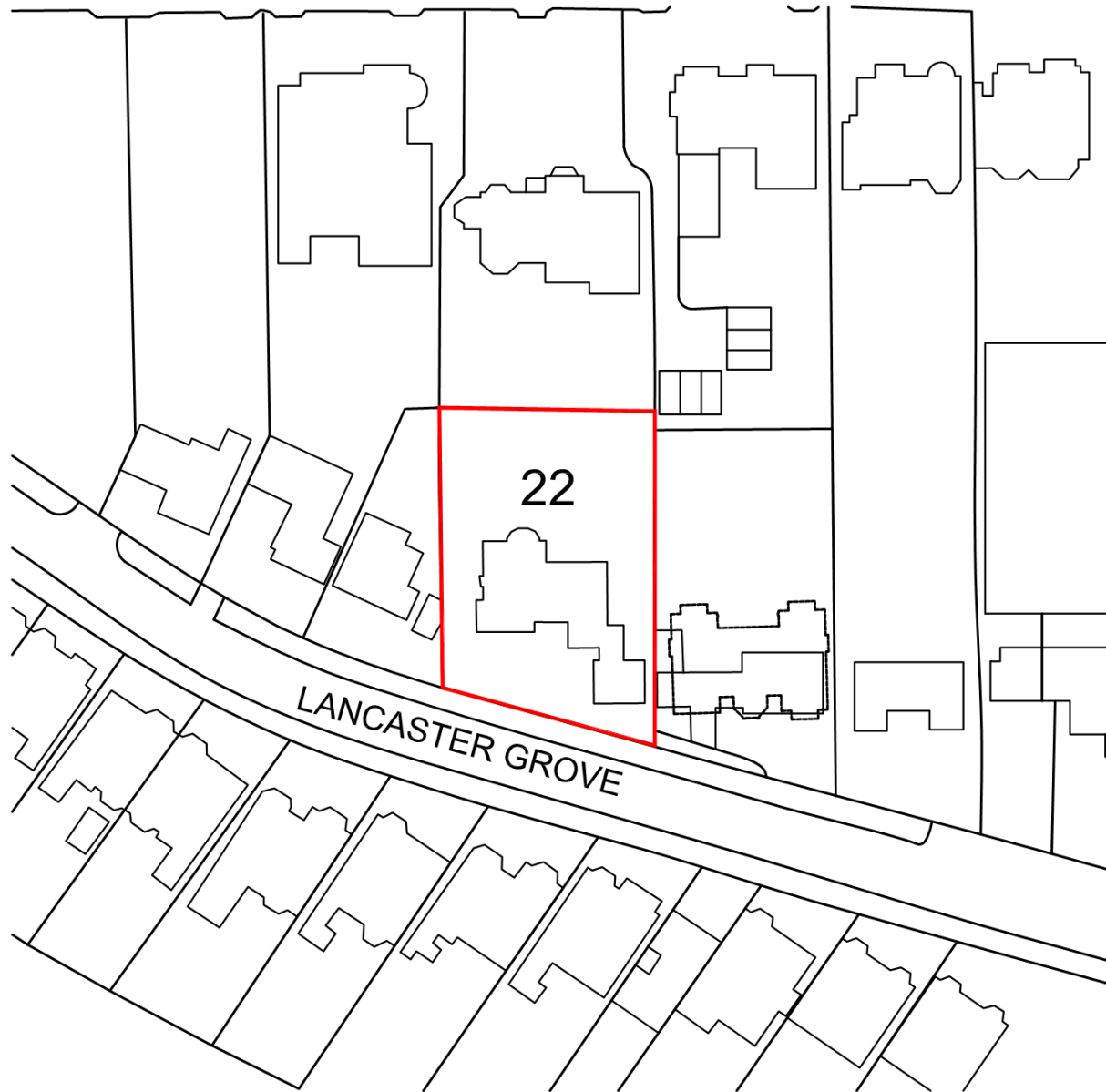
**Scale:
1:1250**

**Date:
28-Aug-14**



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22 Lancaster Grove



Existing



Aerial view



Street view



Front



Rear

Street View



28-24 Lancaster Grove



Views



Proposal



PROPOSED BASEMENT 1:100 @A1

15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

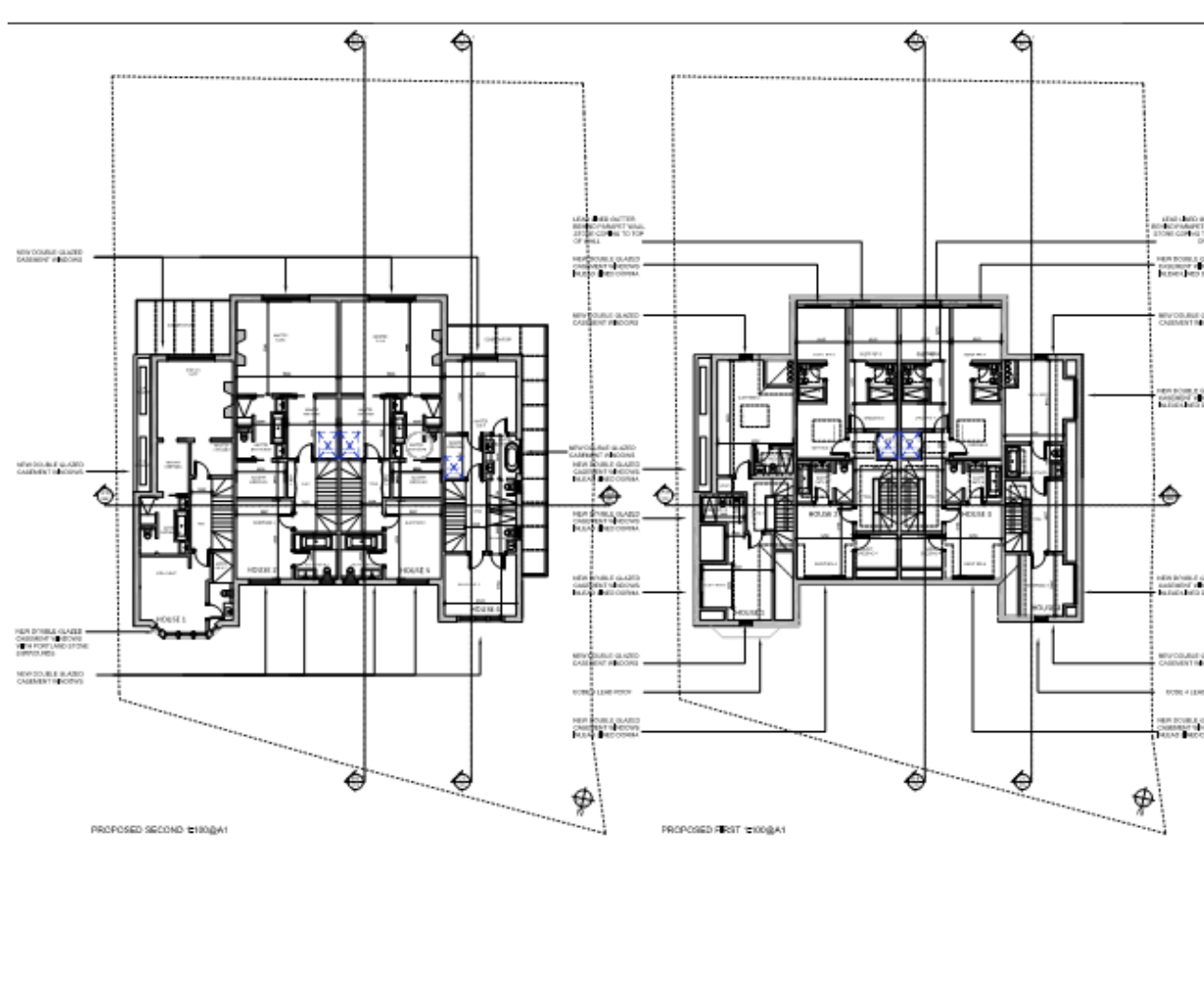
HOUSE 1
HOUSE 2
HOUSE 3

NEW DOUBLE GLAZED FRONT DOORS
NEW DOUBLE GLAZED BACK DOORS
NEW DOUBLE GLAZED CASSETTE DOORS

Lancaster Grove

PROPOSED GROUND 100 & A1

Proposed second floor



Proposed Front/Rear Elevations



Proposed East/West Elevations

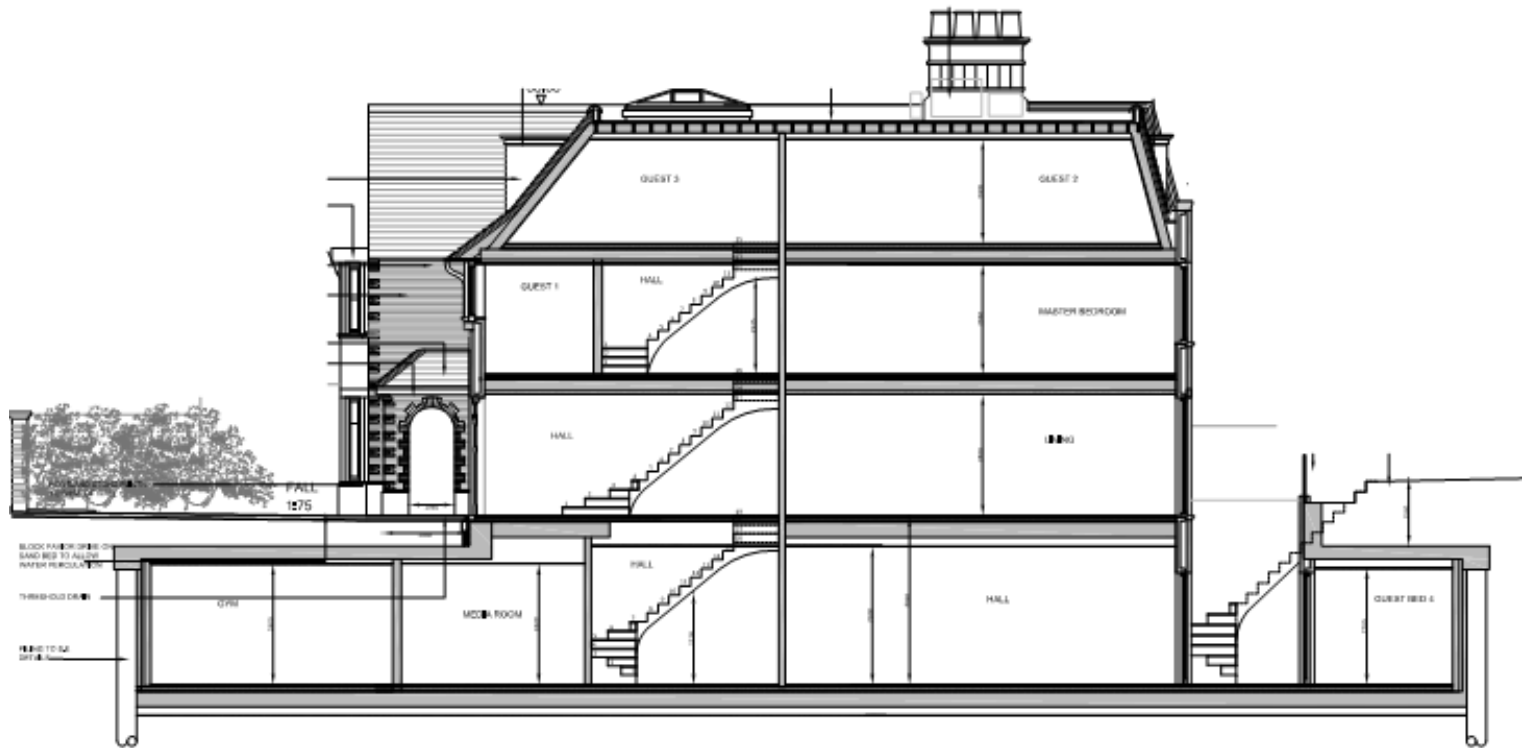


East



West

Proposed Section



Proposed site coverage /footprint



Plot coverage

15-20% 20-25% 25-30% 30-35% 35-40%

