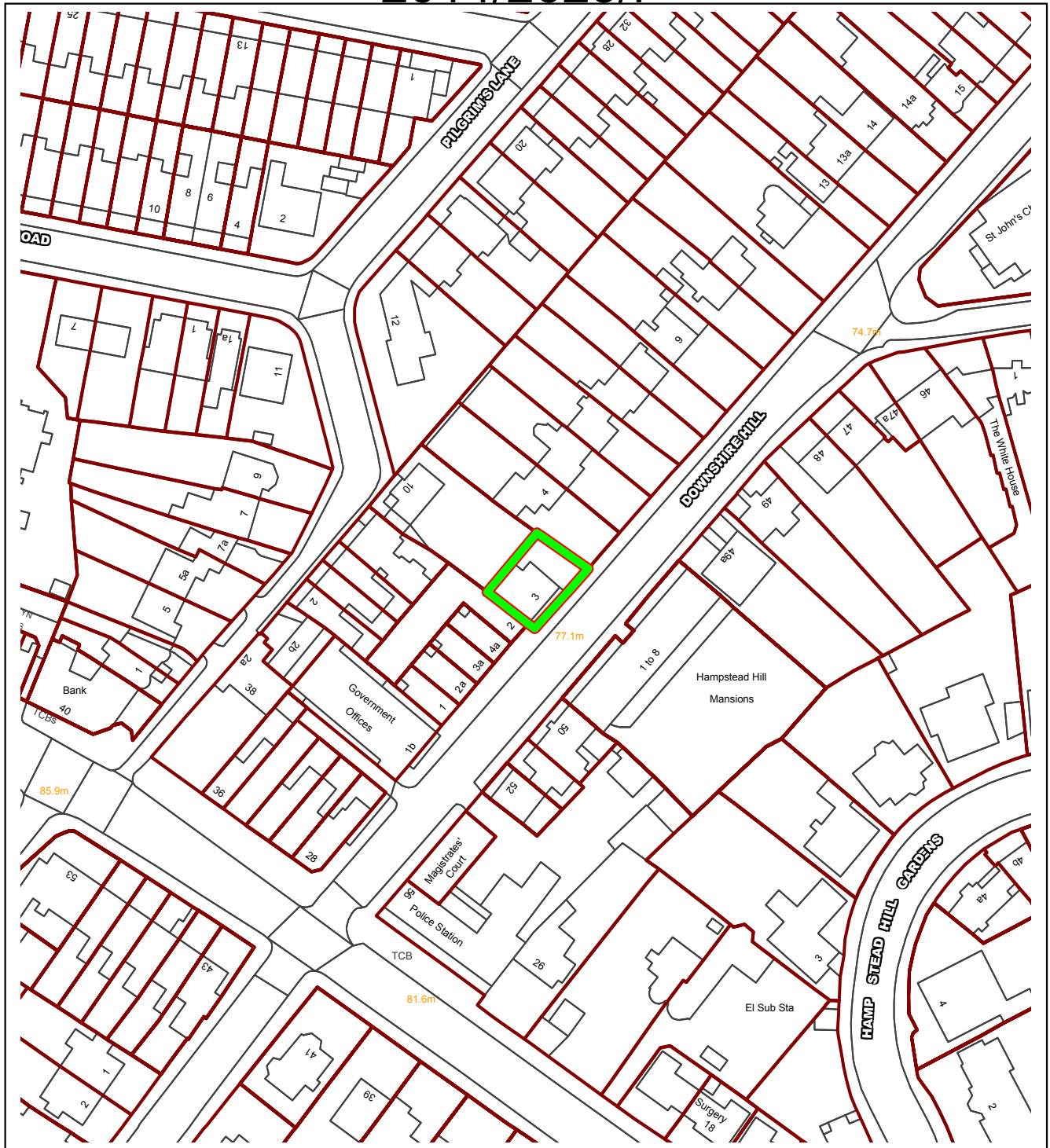


3 Downshire Hill NW3 1NR 2014/2623/P



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Photographs

1. View east in rear garden looking east



2. View west along Downshire Hill



3 View north from Downshire Hill



4 View north east along Downshire Hill



5 View south from rear garden



6 View west from rear garden



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	05/06/2014
		N/A / attached		Consultation Expiry Date:	See below
Officer			Application Number(s)		
Jennifer Chivers			2014/2623/P		
Application Address			Drawing Numbers		
3 Downshire Hill London NW3 1NR			AP303 Rev B; AP302 Rev B; AP 301 Rev B; AP2B02 Rev B; AP2B01 Rev B; AP304 Rev B; dated April 2014; Revised Basement Impact Assessment prepared by Train and Kemp dated 15 April 15 (Rev B), Audit of BIA prepared by Geotechnical and Environmental Associates dated 8 September 2014; Audit of revised BIA by GEA associates dated 15 April 15; Arboricultural Impact Assessment, Revision 3, Lizard landscape design dated 13 January 2015; Tree protection Plan LLD 622/02 Rev3; Tree Constraints Plan LLD 622/01 Rev 1		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Excavation of Basement Storey level and lightwell to side elevation of existing house.					
Recommendation(s):		Grant Conditional Approval subject to a section 106 agreement.			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	22	No. of responses	31	No. of objections	20
			No. Electronic	00		
Summary of consultation responses:	Advertised in Ham and High 1/05/2014, expired 22/05/2014 Site Notice displayed 1/05/2014, expired 22/05/2014					
	Initial Consultation period 24/4/14 – 15/05/2014. Reconsulted from 27/11/14 – 18/12/14					
	Objections have been received from the following addresses: 7 Hampstead Hill Mansions 10 Pilgrims Lane 2x Individuals Garden Flat, 4 Downshire Hill 11 Hampstead Square Flat 4, Downshire Mansions 4 Pilgrims Lane 6 Pilgrims Lane 8 Downshire Hill 4 Downshire Hill 12 Pilgrims Lane 6 Individual doctors at Keats Group Practice 1b Downshire Hill					
	The issues referred to in the objections are summarised as follows: <ul style="list-style-type: none">- The BIA provided is inaccurate with regard to the applications proximity to a watercourse and potential spring line within 100m of the proposed excavation. Officers Response: See section 3 in the assessment below.- The boreholes do not comply with CPG4 and have been undertaken over a short period of time in a dry spell. Officers Response: See section 3 of the assessment below. Further borehole tests have been undertaken.- The property is in an area prone to flooding and no mitigation measures have been proposed either. The area is shown to flood in the study commissioned by Camden to URS and published in July 2014. Officers Response: See section 3 of the assessment below.- The tree report provided is inaccurate and the TPO trees located on the property will be affected by the development and are at severe risk of dying. Officers Response: See section 7 of the assessment below.- The TPO trees are category A and provide significant amenity to the whole neighbourhood and are visible from several streets in a conservation area. Officers Response: See section 7 of the assessment below, both trees are proposed to be retained and protection methodology will be implemented to ensure the trees are adequately protected.- The protection methods contained within the arboricultural impact assessment of 13th November 2014 are unsatisfactory. Officers Response: See section 7 of the assessment below. Further information has been supplied and council's arboricultural officers are satisfied with the methodology proposed.- There is a doctor's surgery that is located only 30 metres away and would be affected by noise, vibration and increased traffic. Officers Response: A construction management plan will be secured via a section 106 agreement.- There are no additional details about the tree located in the garden of the					

house adjoining 3 Downshire Hill to the East side. **Officer Response:** *A flowering cherry tree is located within the adjacent garden area, but this tree is located at some distance from the development and would remain unaffected.*

- The provided BIA is not written by a consultant that has the appropriate CGeol qualification. **Officers Response:** *An updated BIA dated January 2015 was received and the assessor has the appropriate qualifications.*
- There is no detailed construction management plan. **Officers Response:** *A construction management plan will be secured via a section 106 agreement. A planning obligation is considered the most appropriate mechanism for securing compliance given that the works necessarily take place outside the curtilage of the subject site. A CMP is designed to be an enforceable and precise document setting out measures will be undertaken not just on site but also around the site in order to minimise as far as reasonable the effects of construction on local residential amenity.*
- No excavation outside the footprint of the house should be authorised. The **Officers Response:** *The basement is located away from party walls and under an existing hard standing parking area on a modern building. Further assessment is located in section 4 of the report.*
- The impervious area will be drastically altered, the surface area will change little, the underground impervious volume will radically change resulting in the alteration of the water flow. **Officers Response:** *The submitted Basement impact assessment and subsequent review have both stated that this surface will not change.*
- A previous application at 8 Pilgrims Lane was proposed to have underground water drainage to cope with the water overflow recognized by ARUP. This application was refused on 3rd April 2014. **Officers Response:** *This application is currently at appeal and should be dealt with independently of this application. As discussed in section 3 of this report, the application is considered to provide sufficient information to assess the application.*
- The applicant has not provided any SUDS. **Officer Response:** *See section 3 below, a condition will be attached to ensure that this is met.*
- The property is within a conservation area and the proposal does not conserve the conservation area. **Officers Response:** *See section 4 in assessment below.*
- The adjacent property at 4 Downshire Hill is listed and there are concerns over the effect of construction on this building. **Officer's Response:** *The property at 4 Downshire Hill is separated from the works by approximately 3 metres and the works do not affect any party walls or boundaries with this property. Furthermore, any structural affects have been assessed in the provided BIA and discussed in section 3 below.*
- The nuisance effects of the development would be severely disruptive; dust would fill the air and would endanger public health. **Officers Response:** *A construction management plan will be secured via a section 106 agreement as assessed in section 6 below.*
- Blocking of driveways and roads with construction traffic. **Officers Response:** *A construction management plan will be secured via a section 106 agreement as assessed in section 6 below.*

**CAAC/Local groups*
comments:**

*Please Specify

The Hampstead Conservation Area Advisory Committee has objected on the following grounds:

- The basement is outside of the original dwelling footprint.
- Oppose the loss of any greenery contrary to CPG.

Officer Response: *The footprint is discussed in section 4 below. The trees on site are proposed to be retained and Council arboricultural officers are satisfied with the methodology proposed.*

The Heath and Hampstead Society have objected on the following grounds:

- Requested an independent review of the BIA;
- Query the subsoil and ground water conditions;
- Incorrect information supplied by the Arborist;
- The effects of construction including noise, dust, vibration and traffic nuisance.

Officer Response: *The BIA has been independently verified and has dealt with the subsoil and ground water conditions. The arboriculture report has been updated and Council officers are satisfied with the methodology proposed. The construction effects will be dealt with by a section 106 obligation for a construction management plan.*

Councillor Tom Currie has objected on the following grounds:

- The BIA does not appear to have been undertaken by an individual with a cGeol qualification in accordance with CPG4 and inadequate and should be revised.
- The BIA states that the property is not within 100m of a watercourse or spring. The BIA for 8 Pilgrims Lane shows that there is a spring underneath 8 and 10 Pilgrims
- The applicant has not made allowance for drainage even though the property is within a Flood Hazard zone.

Officer Response: *The BIA has been updated and has now been approved by a person with the relevant qualifications. The spring, watercourse and drainage is discussed in section 3 of this report.*

Site Description

The application site comprises a single dwellinghouse located on the north-west side of Downshire Hill, close to the junction with Rosslyn Hill (to the south-west). The red-brick property is four storey's in height including accommodation in the roofspace, and marks the end of this terrace prior to the beginning of listed regency properties to the north-east (No. 4 onwards). The regency properties are set back behind large front garden areas; the application site differs from these properties by being set up to pavement, as are the Victorian No's 1, 2a, 3a, 4a and 2 buildings which complete this terrace. The host property was built in 1970 in what has been described as a "modern semibrutalist" style, with large window openings on the front elevation.

The application site is located within Hampstead Conservation Area, is subject to an article four direction. Although the building is not listed (there are 48 listed buildings located within Downshire Hill), it is identified within Hampstead Conservation Area Statement as making a positive contribution to the character and appearance of the conservation area. The two mature trees located at the rear of the property are subject to tree preservation orders.

Relevant History

3 Downshire Hill

9005648 - Erection of a new pitched roof with dormer window to form a habitable room and alterations to fenestration on front elevation. Granted 01/08/1991.

PWX0202419 - Erection of replacement side garden fence and side 1st floor external staircase plus balcony and installation of new front entrance canopy. Granted 17/10/2003.

Other recent basement approvals in Downshire Hill

2014/6545/P and 2014/6610/L 34 Downshire Hill – Excavation to extend existing basement and rear extension. Granted 27/01/2014

2011/3253/P – 20 Downshire Hill - Erection of replacement two storey rear extension at ground and first floor levels, excavation of enlarged basement level, erection of replacement ancillary residential outbuilding in rear garden. Granted 24/11/2011

2008/5894/P – 9 Downshire Hill - Erection of new single dwellinghouse following demolition of existing single dwellinghouse including basement. Refused 03/06/2010, Allowed on appeal 13/01/2011

8 Pilgrims Lane (To the rear of the subject site)

2011/0526/P - Excavation of basement extension with ground floor roof light, raising the ridge of the existing roofline to the south west elevation and erection of boundary wall and railings to front elevation as well as alterations to the fenestration and associated alterations to existing dwelling house (Class C3) Refused 1 April 2011.

2012/5825/P - Excavation to create new basement level at rear with ground floor rooflight, erection of a roof extension, installation of 3x rooflights to rear roofslope, and alterations to fenestration, railings and front boundary walls of dwelling house . Refused 8/04/2014. Appeal Lodged enquiry scheduled for 18 – 19 June 2015.

Relevant policies

National Planning Policy Framework (NPPF)

London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces and encouraging Biodiversity)

CS19 (Delivering and monitoring the Core Strategy)

Development Policies

DP16 (The transport implications of development)

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)

DP32 (Air quality and Camden's Clear Zone)

Supplementary Planning Policies

CPG 1 Design

CPG 3 Sustainability

CPG 4 Basements and lightwells

CPG 6 Amenity

CPG 8 Planning obligations

Hampstead Conservation Area Statement October 2001

Assessment

1.0 Proposal

1.1 Excavation to create a single level basement to existing three storey dwelling house, which would extend under the existing parking area to the south of the dwelling house to provide a games and media room and storage space.

1.2 Relevant dimensions:

- The basement would have maximum dimensions of 8.6m x 13m and 3.3m deep, extending 4.6m off to the side of the dwelling. The basement would range in depth from 3.3 – 3.5 metres.
- The basement will be 2 metres from the party wall boundary adjoining the property to the west (2 Downshire Hill). The basement will be 1.3m from the boundary with the adjoining property to the east (4 Downshire Hill) and the proposed lightwell would be 3.8 metres from this boundary. It would also be approximately 9 metres from the rear boundary with 10 Pilgrims Lane. The basement does not extend to any party walls.
- The proposed light well will be 3.3 metres in depth being 1.9m wide and 4.6m depth. The lightwell would include full height glass doors facing east and glass blocks for the surrounding walls to provide natural light and an emergency exit. It is also proposed to install a glazed balustrade around the lightwell for safety.

1.3 The finished level of the rear garden will remain unchanged. The finished ground level of the car park would also remain the same.

2.0 Assessment:

Main Issues for consideration are:

- Basement Impact
- Design
- Residential Amenity
- Transport
- Trees and Landscaping

3.0 Basement Impact

3.1 Policy DP27 states 'In determining applications for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The council will only permit basement development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. It states that developers will be required to demonstrate with methodologies appropriate to the site that schemes maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and runoff or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.

3.2 It further states that, the Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. The supporting justification states 'although basement developments can help to make efficient use of the borough's limited land it is

important that this is done in a way that does not cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas or the natural environment'.

- 3.3 The application was accompanied by a Basement Impact Assessment (BIA) undertaken by Train and Kemp associates. An initial BIA was submitted in March 2014, with further revisions in October 2014 and January 2015 with the final version received in March 2015.
- 3.4 The basement impact assessment submitted by the applicant has been subject to independent verification. This is owing to the building being located in an area of constraint for slope stability and groundwater flow, and submitters querying the technical adequacy of the provided BIA.
- 3.5 The independent assessment was undertaken by Geotechnical and Environmental Associates (GEA) and concludes that the final submitted BIA does reflect the processes and procedures set out in DP27 and CPG4.

Groundwater Flow

- 3.6 CPG4 recommends that measurements should be made under different weather conditions over a long period of time. Neighbours have commented that the ground level conditions at the time of the borehole tests were dry weather (initially undertaken 13th March and 13th February). Further testing was undertaken in October 2014. The review undertaken by GEA states that they are now satisfied with the number and frequency of the borehole tests that have been undertaken.
- 3.7 During site investigation groundwater was recorded at a depth of 4.1 – 4.5 metres below ground level (borehole WS1). Subsequent monitoring suggests the groundwater to have risen to depths of between 1.9-1.98 metres below ground level. As a water source it is usually readily dissipated and does not form a continuous flow.
- 3.8 The additional rising head permeability test have been undertaken along with ground water monitoring during December 2014 and the recommendations set out in the BIA are considered to appropriately deal with the impact of the anticipated limited ground water ingress.
- 3.9 The further testing carried out has established the likely infiltration rates of 1.44 litres per second into the excavated basement assuming the retaining walls have not yet been constructed. The submersible pumps are used to clear ground water at a minimum capacity of 5 litres per second, therefore any ground water flows across the site will be dealt with adequately.
- 3.10 Neighbours have raised concerns with a potential watercourse and spring line located at the rear of 8 and 10 Pilgrims Lane. Train and Kemp have reviewed this information and stated that one of the maps supplied within the Pilgrims Lane basement impact assessment show two bore holes within 100m. These are water extracting boreholes that are over 140 metres deep and extend in the chalk aquifer. The proposed basement will not have a detrimental effect on these bore holes.

Ground Stability

- 3.11 Consideration has been given to ground movements and potential damage to adjacent properties. The assessment has been undertaken in accordance with CIRIA C580 and, in the opinion of the independent assessors, is if anything, over conservative in that the movements predicted are higher than they would expect for such construction.
- 3.12 The site investigation indicates that there have been no problems with relation to land stability in the vicinity of the sight. The investigation established that made ground is prevalent up to 1.2 metres below ground level, and then London Clay is present up to 8.45 metres below ground

level.

Surface Water and Flooding

- 3.13 The GEA review states that the discussion of surface water flow and flooding appear to be generally correct and agree with the BIA findings in this respect.
- 3.14 Neighbours have raised concerns with the subject site being located within a high flood risk area. Train and Kemp have reviewed the potential water courses and stated that there are no recorded water courses along either Pilgrims Lane or Downshire Hill. The main water courses are either side of the Haverstock Hill and will generally be fed by surface runoff. The street has not suffered a previous flood event, however a condition will require details of a suitable SUDS scheme to be approved prior to commencement of development.

Conclusion

- 3.15 The BIA documents have been independently assessed by an independent assessor in line with the requirements of CPG4. CGL requested additional information, which has been further assessed with CGL concluding: *"we confirm that that we are satisfied that the potential impacts of the construction of this basement have been adequately considered according to the requirements of LBC as set out in CPG4"*. As such, officers consider that, based on the expert advice from CGL, the applicant has demonstrated that the proposal would accord with the requirements of policy DP27 and associated Camden Planning Guidance. A condition will require the applicant to submit details of a qualified engineer to inspect, approve and monitor the critical elements of both the temporary and permanent construction works throughout their duration.

4.0 Design

- 4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within Policy DP24 are relevant to the application; development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 4.2 Camden Planning Guidance 1 Design paragraph 4.10-4.15 states that extensions should be designed proportionally in relation to the existing buildings and groups of buildings and in particular should be secondary to the building being extended in terms of form, scale and proportions.
- 4.3 CPG4 goes on to state that in number, form, scale and pane size, basement windows should relate to the façade above. They should normally be aligned to the openings above and be of a size that is clearly subordinate to the higher level openings so as not to compete with the character and balance of the original building.
- 4.4 The Hampstead Conservation Area statement advises that extending into basement areas will only be acceptable where it would not involve harm to the character of the building or its setting.
- 4.5 The proposed excavation is considered to be of an acceptable design, and have an acceptable impact on the conservation area as the basement will be located predominately below ground level and as such will result in minimal external change to the site appearance.
- 4.6 The proposed side light well will be hidden from view behind a high boundary fence surround the rear, side and front garden, thus would not be visible in the public realm and within the overall

conservation area. The existing property is of modern design and the proposed glazed balustrade would not be out of keeping with the existing dwelling.

4.7 While some neighbours have stated that the basement extends outside the footprint of the dwellinghouse, it is considered that this will not have a detrimental impact on the subject dwelling as the basement will not be viewed from the surrounding environment.

4.8 For the reasons listed above the proposed development is considered to be consistent with Local Development Framework policies CS14, DP24 and DP25 and Camden Planning Guidance Design (CPG1).

5.0 Residential Amenity

5.1 Policy CS5 seeks to protect to the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be 'designed to protect the privacy of both new and existing dwellings to a reasonable degree' and that the Council 'aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers'.

5.2 Dues to the majority of the works being located under the existing ground level, it is not considered that there would be significant harm to the amenities of neighbouring properties in terms of loss of light or overlooking. The proposed lightwells will not result in any undue impact to the amenity of the surrounding residential properties.

5.3 A lightwell located on the northeast side would be located sufficiently far from no.4 so as not to cause harm through light pollution to the adjacent occupiers. The screen provided by the existing boundary wall plus mature green shrubbery would ensure that no harm in terms of overlooking would occur.

6.0 Transport and Parking

6.1 Camden Development Policy DP20 states that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). Camden Development Policy DP21 relates to how a development is connected to the highway network. For some development this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP).

6.2 Submitters have stated that the property is located within 50 metres of a doctors surgery, however the site gains from Downshire Hill and has an internal parking area. The primary concern is public safety but also the need to ensure construction traffic does not create (or add to existing) traffic congestion in the local area. To ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area a construction management plan will be required prior to the implementation of the development. This will be secured via a section 106 agreement.

7.0 Trees and Landscaping

7.1 Policy CS15 states that the Council will protect and improve sites of nature conservation and biodiversity by numerous methods including protecting trees and promoting the provision of new trees and vegetation including additional street trees.

- 7.2 There are two mature trees located in the rear of 3 Downshire Hill, a Western Red Cedar Tree and a Cherry Plum, both are protected by tree preservation orders.
- 7.3 The existing mature trees within the rear garden area are located above the finished floor level of the existing dwellinghouse within the site. The property has been excavated in the past when the dwelling was constructed in 1970, with the existing retaining walls being constructed. The trees are located approximately 1 metre above the finished floor level of the ground floor of the dwelling.
- 7.4 Two trial holes were formed within the tree root protection areas of the two existing trees to the northern edge of the basement proposals beneath the existing retaining walls. The trial hole demonstrates the depth of the sub-base construction beneath the existing retaining walls. At this depth only very fine small and fibrous tree roots of the adjacent conifer tree were found in this trial hole and no significant tree roots were found in close proximity to the development proposals.
- 7.5 Revised arboricultural information has been submitted following on from neighbours' concerns. The Council's arboricultural officer has reviewed the proposed methodology and plans and considers that the reports demonstrate that the trees to be retained on site will be adequately protected during the proposed development.
- 7.6 The trial pits have shown that there are no significant roots ("significant" being those over 25mm in diameter, in line with BS5837: Trees in relation to Design, Demolition and Construction which is the principal guidance document for trees and development). The root protection areas have been modified to reflect this; they now stop at the point at which the level changes in the rear garden. The tree protection fencing has also been moved further south to be in line with the change in level. The area north of the fencing will be a full exclusion zone as per the report.

8.0 Other relevant considerations:

8.1 Community Infrastructure Levy

- 8.2 The proposal will be liable for the Mayor of London's CIL and Camden CIL as the proposal involves more than 100sqm of additional floor space. 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 Permission subject to section 106 legal agreement.

Decision route to be decided by nominated members on Monday 22 June 2015. For further information please click [here](#).

Studio Azzurro Architects
132 Lots Road
London
SW10 0RJ

Application Ref: **2014/2623/P**

18 June 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:
**3 Downshire Hill
London
NW3 1NR**

Proposal:
Excavation of basement storey level and lightwell to side elevation of existing house.
Drawing Nos: AP303 Rev B; AP302 Rev B; AP 301 Rev B; AP2B02 Rev B; AP2B01 Rev B; AP304 Rev B; dated April 2014; Revised Basement Impact Assessment prepared by Train and Kemp dated 15 April 15 (Rev B), Audit of BIA prepared by Geotechnical and Environmental Associates dated 8 September 2014; Audit of revised BIA by GEA associates dated 15 April 15; Arboricultural Impact Assessment, Revision 3, Lizard landscape design dated 13 January 2015; Tree protection Plan LLD 622/02 Rev3; Tree Constraints Plan LLD 622/01 Rev

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:

AP303 Rev B; AP302 Rev B; AP 301 Rev B; AP2B02 Rev B; AP2B01 Rev B; AP304 Rev B; dated April 2014; Revised Basement Impact Assessment prepared by Train and Kemp dated 15 April 15 (Rev B), Audit of BIA prepared by Geotechnical and Environmental Associates dated 8 September 2014; Audit of revised BIA by GEA associates dated 15 April 15; Arboricultural Impact Assessment, Revision 3, Lizard landscape design dated 13 January 2015; Tree protection Plan LLD 622/02 Rev3; Tree Constraints Plan LLD 622/01 Rev

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

- 4 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the

requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 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

- 4 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.
- 5 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.

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