

78 Greencroft Gardens, NW6 3JQ,
2014/2979/P





Image: 3D View of 78 Greencroft Gardens, 5th building in from right hand side, gravel area to front garden.



Top: Image of front of property, No.80 to the left (west), No.76 to the right (east)

Middle & Bottom: Image of where lightwells would be positioned, either side of the entrance footpath

Delegated Report (Members Briefing)	Analysis sheet		Expiry Date:	05/06/2014
	N/A		Consultation Expiry Date:	21/04/2014
Officer			Application Number(s)	
Niall Sheehan			2014/2979/P	
Application Address			Drawing Numbers	
78 Greencroft Gardens London NW6 3JQ			Refer to Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Enlargement of existing basement and creation of lightwells to the front elevation of flats.				
Recommendation(s):	Grant conditional permission subject to a S106 agreement.			
Application Type:	Full Planning Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	25	No. of responses	12	No. of objections	12
Summary of consultation responses:	<p>Site Notice: Displayed from 27/05/2014 to 17/06/2014. Press Notice: Advertised in the Ham & High from 27/05/14 to 19/06/2014.</p> <p>12 objections received from neighbouring occupiers. Adjoining owner/occupiers: Flats 1-5, 76 Greencroft Gardens; 80 Greencroft Gardens, 48 Canfield Gardens Other: 30 Creskeld Lane, Bramhope, Leeds;</p> <p>Design</p> <ul style="list-style-type: none"> • Basement development not in keeping with wider South Hampstead Conservation Area. • The style of development is not in keeping with the character and appearance of the host property and the streetscene. • The development involves a loss of greenspace to the front of the property which should be resisted in the Conservation Area <p><i>Officer Response: See paragraphs 3.1 -3.2 of main report</i></p> <p>Transport and Parking:</p> <ul style="list-style-type: none"> • Disruption from lorries and conveyer belt. The application forecasts up to 3 lorries per day for 28 weeks passing the site which will cause significant disruption to local residents who are not at work. This includes one resident of our building who is extremely sensitive to noise from both the conveyer belt and lorries. • A shortage of parking currently exists in the area and a 28 week parking bay suspension will further worsen this situation. <p><i>Officer Response: See paragraphs 5.1 – 5.3 of main report.</i></p> <p>Noise and Disturbance:</p> <ul style="list-style-type: none"> • The length of time taken to complete the works is likely to be excessive causing huge distress for neighbouring residents. • Excessive noise, vibration and disturbance will be caused by the works including lorries passing up and down during construction works. • One residents suffers from adverse noise and vibration and has already suffered in the past due to similar such works in the surrounding area. • The resident was also forced to vacate his property during underpinning at an adjoining building due to the excessive disturbances. • Construction companies are unlikely and probably unable to offer any guarantees to neighbouring properties during and after the construction phase. <p><i>Officer Response: See paragraphs 6.1 of main report.</i></p> <p>Trees:</p> <ul style="list-style-type: none"> • The Basement Impact Assessment did not consider the tree at No.76 					

Greencroft Gardens for which the excavation is likely to damage the roots.
Officer Response: See paragraphs 2.11 of main report.

Inconsistencies in Basement Impact Assessment:

- The Basement Impact Assessment submitted does not take any responsibility for responsibility for changes in soil conditions not investigated.
- The drilling of a limited number of trial pits and boreholes is insufficient and has been proven in the past not to be capable of producing exact or reliable results.
- Repeated tests over a repeated period of time should be undertaken as groundwater levels and pressure vary seasonably.
- The statement in the BIA regarding the contractor determining the foundation type, width, depth and discrepancies encountered will be reported to the structural engineer who may be able to modify the design is totally unacceptable.
- There is no comprehensive analysis of soil structure in the Basement Impact Assessment.
- The overall consensus amongst residents is that the Basement Impact Assessment should be independently verified.
- A Flood Risk Assessment has not been provided with the proposal especially considering that Greencroft Gardens lies on the northern tributaries of the Westbourne River and when the street is on Camden's list of Streets at Risk of Flooding.

Officer Response: See paragraphs 2.1 – 2.19 of main report

Potential Damage to Neighbouring properties

- Concerns about impact of a basement enlargement will have to neighbouring properties such as ours. How much underground work will be required, could this have an impact on the soil in the area and therefore the foundation of our building? Has a full independent assessment of the impact of the basement been carried out and what were the findings?
- The integrity of neighbouring buildings is likely to be damaged as a result of the excavation works.
- The excavation of basements in the surrounding area in the past number of years has created damage to every property.
- There is a history of subsidence at my property and in the area generally. No.76 has already been underpinned, and no further subsidence shall be tolerated. There is no consideration of the existing condition of No.7 in the report.
- There will also be more likelihood of flooding in the cellar of No.76 a result of this proposal

Officer Response: See paragraphs 2.1 – 2.19 of main report

General opposition by local residents:

- Basement works in the street and the surrounding area have being ongoing for the past number of years and have created continuous grave distress to local residents. Many local residents have developed health issues as a direct result.
- The health of local residents should be factored in decision making process and if granted the works should be agreed to take place within a prescribed timeframe with all disruptive elements mitigated.
- Local residents should be paid compensation for the distress and poor

health incurred as a result
Officer Response: See paragraph 7.1 - 7.4 of main report

Depreciation in Property Values & Increase in Insurance Premiums:

- The proposed development is likely to cause a significant depreciation in surrounding property values
- Should an increase in insurance premiums to neighbouring properties occur as a result of the works, the owner/council should be held responsible.

Officer Response: See paragraph 7.2 of main report

Liability:

- The council should be held jointly liable with the owner of the property should damage occur to neighbouring properties as a result of the development.

Officer Response: See paragraph 7.3 of main report

<p>CAAC/Local groups comments:</p>	<p>South Hampstead Conservation Area Committee (CAAC)</p> <p>No Comment</p> <p>Combined Residents Association of South Hampstead (CRASH)</p> <ul style="list-style-type: none"> • Evidence has been gathered to surest that almost every basement excavation permitted and constructed in recent years has resulted in some sort of damage to neighbouring properties. • The Basement Impact Assessment submitted does not take any responsibility for responsibility for changes in soil conditions not investigated. • The drilling of a limited number of trial pits and boreholes is insufficient and has been proven in the past not to be capable of producing exact or reliable results. • A failure to carry out lengthy repeated investigation will inevitably lead to excessive flooding and de-stabilisation to neighbouring properties. • The statement in the BIA regarding the contractor determining the foundation type, width, depth and discrepancies encountered will be reported to the structural engineer who may be able to modify the design is totally unacceptable. • A Flood Risk Assessment has not been provided when the street is on Camden's list of Streets at Risk of Flooding. • Allot of neighbouring properties have experienced flooding of cellars or gardens or increased levels of standing water after heavy rain. • Extensive surveys carried out by CRASH have revealed that basement extensions were the direct cause of at least 7 reported neighbouring cellar floods. Furthermore this research has shown that ground movement even after minor excavation can continue for as long as 11 years after building works are completed. A number of different properties in the surrounding area has been damaged as a result. • The increased hard-standing will have a dramatic effect on rainfall run-off and soak-away • The current system of screening and scoping in reports does not adequately brief case officers on the development.
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Site Description

Three-storey semi-detached Victorian building with converted roofspace located on the north side of Greencroft Gardens. The area is characterised by similar such properties with a mixture of houses and flats. The applicant property is a ground floor flat and has full use of the rear garden area. The property is located within the South Hampstead Conservation Area.

Relevant History

2004/3951/P: *PP Granted* for “Demolition of existing ground floor rear extension and erection of replacement full width rear extension, plus erection of rear garden outbuilding”. Decision Date: 19/11/2004.

2004/1637/P: *PP Granted* for “Demolition of existing ground floor rear extension and erection of replacement full width rear extension, plus erection of rear garden outbuilding”. Decision Date: 13/07/2004.

2003/2050/P: *PP Granted* for “The enlargement of an existing rear extension and the erection of a conservatory at rear ground floor level”. Decision Date: 22/12/2003.

PW9902459: *PA Refused* for “Creation of forecourt hardstanding for two cars and means of vehicular access to highway”. Decision Date: 13/07/1999

Relevant policies

LDF Core Strategy and Development Policies 2010

CS5 – Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

DP20 - Movement of goods and materials

DP22 - Promoting sustainable design and construction

DP24 – Securing High Quality Design

DP25 – Conserving Camden’s Heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP27 – Basements and Lightwells

Camden Planning Guidance (revised 2013)

CPG1 – Design

CPG4 – Basements and Lightwells

CPG6 – Amenity

South Hampstead Conservation Area Appraisal (2001)

National Planning Policy Framework 2012

London Plan 2011

Assessment

1.0 Proposal

1.1 Enlargement of existing basement and creation of lightwells to the front elevation of flats.

1.2 The proposed basement would sit underneath the footprint of part of the building and contain lightwells to the front of each bay window. The basement would be excavated 3.2m deep underground with a further 0.5m for the foundations. Lightwells would be facilitated to the front elevation of the building. The lightwells to the front would both measure 2.7m below ground level, 0.9m in depth/projection and 3.2m in width. Protective grills would be placed over both lightwells. The basement itself would provide 93.5sqm of additional floorspace, and its depth would be between 3.2m and 3.7m at its deepest point. The configuration of the basement would include two bedrooms to the front section benefiting from a bay window to each, and a utility and cinema/gym to the rear section

Considerations

2.0 Basements

2.1 As per DP27 and CPG4 the Council requires evidence, including geotechnical, structural engineering and hydrological investigations and modelling to demonstrate via a Basement Impact Assessment(BIA) that basement developments do not harm the built and natural environment or local amenity.

2.2 The proposed single storey basement (3.2m -3.7m deep) would extend under the front part of the footprint of the building giving an overall floor area of 93.5sqm. The basement would form the mutual boundary at No.76 whilst it would measure 0.9 m from the mutual boundary at No.80 Greencroft Gardens. The basement would not affect the rear of the property and apart from the front lightwells would not extend outwit the building's footprint.

2.3 Independent verification was not required in this instance as the excavation would be single storey and predominantly below the footprint of the existing house. Furthermore the surrounding area is not in a sensitive area prone to flooding as per DP27.

2.4 The submitted BIA follows the CPG4 screening and scoping approach to assessing the likely impact of the basement.

2.5 Groundwater flow: The site is located on London Clay which is a non-aquifer (Q1a) and the basement would not extend beneath the groundwater table overlying the relatively impermeable London clay which will be encountered at 0.7m below ground level (Q1b). The ground composition is identified as topsoil and thin made ground resting on a layer of London clay and sedimentary bedrock underneath.

2.6 The site is not within 100m of a watercourse (Q2) or within the Hampstead Heath Extension Catchment Chain. There are no trees present on site or within close vicinity. The proposed development will reduce the hard surface area to the front of the site as the lightwells will be positioned where porous paving currently exists, however will not impact on the hard surface area to the rear of the site. No additional ground water will discharge directly into the ground and the lowest point of the basement is not close to any local pond or spring line water level. As yes was answered to Q4, scoping was required. Although No was answered to question 1b, it was nevertheless noted that a borehole of 6m deep had been dug to the front of the house in early April of this year. The day of the dig was dry and the two weeks preceding were also relatively dry. The borehole was confirmed to be dry and no water was present to a

depth of 6m. Although the digging of two boreholes was the preferable method, access was not possible to the rear of the site and the bulk of excavation would be occurring to the front of the site. Given the compact excavation involved, soil across the area subject of excavation is unlikely to vary significantly. The boreholes indicated that the 3.2m-3.8m basement excavation is anticipated to extend down through the made ground and into the underlying London Clay.

2.7 The BIA makes recommendations for the engineer/architect/contractor to undertake trial excavations to formation level prior to commencement. The report also recommends that cavity drained systems and pumped sumps are used in the design of the basement as well as underpinning to the party wall of the attached property at No.76. The designs for the retaining walls (pre-cast lintels) to neighbouring properties will ensure that damage to the adjacent property is very limited.

2.8 Land Stability: The site is located within 100m of the public highway (5m to the front) of the public highway. The application site and that of neighbouring properties and the surrounding area does not include slopes greater than 7 degrees and the area is not in an area identified as being within an area at risk of slope stability. Moreover the site is not within an area of previously worked ground, there is no evidence or history of shrink/swell subsidence, and there are no flood plains, aquifers, river networks, surface water features (watercourses or spingline features) or tunnels in the vicinity of the site.

2.9 The BIA notes the impact on structural stability to the most affected neighbour (No.76 attached to the east) to be slight (Category2) under Building Research Establishment Guidelines. This is noted to be an acceptable level of damage in accordance with CPG4.

2.10 The applicant has answered yes Q5 with the site being located on London Clay formation with London Clay being the shallowest strata on site. Furthermore the site is located within 100m of a public highway. As such scoping is required on these points.

2.11 As London Clay is the shallowest strata onsite, provision has been made for walls to be designed to accommodate lateral pressures from soils. The design of the walls will be cantilevered to prevent damage to neighbouring properties. The cantilevered walls are considered suitable to carry the lateral loading applied from the 4 floors above.

2.12 The BIA identifies that there are two magnolia trees to the front of the site however the foundations of the basement will be below the zone of influence of these trees. The current tree roots are already limited by the existing foundations, however root protection barriers will be installed to ensure there is not disturbance to any aspect of the new lightwells as a result of the trees.

2.13 Although the site is within 6m of Greencroft Gardens, the proposed basement will occupy a smaller footprint than the existing house with the only the lightwells to the front of the property outfit the footprint of the house. All of the excavation will take place within the site boundary. The building did not exhibit any signs of subsidence nor movement nor was it located in an area subject of contamination.

2.14 The measures to be undertaken to ensure slope stability outlined in the Basement Impact Assessment include:

2.15 Surface flow and flooding: Firstly it is acknowledged that the streets surrounding the site are not identified in CPG4 as streets at risk from surface water flooding, nor is the site within a flood plain(Q6). The site is in Flood Zone 1 of the Environment Agency's Flood Zone map (least susceptible) and was not identified as having the potential to be at risk of surface water flooding in Camden's Hydrological Study. Furthermore the site is not located within 100m of a watercourse (Q2) or within the Hampstead Heath Extension Catchment Chain (Q1).

2.16 The basement will have no significant impact on drainage or run-off at ground level as a result of the excavation (Q2) and the proposed development will not significantly change the hard surface area, and only a small change to the front of the property will occur. The flow of surface water from the front lightwells will be minimal and will be incorporated in the design of the basement drainage. The surface water will not result in changes to inflows or quality of surface water being received by adjacent properties or downstream watercourses (Q4 & Q5).

2.17 It is stated that the site is not known to be in an area at risk from surface water flooding. Occurrences took place in Greencroft Gardens in 1975 and 2002 100m North East of the application site. In light of these findings, a flood risk assessment has been prepared. The Environment Agency has listed the nearest susceptible area as being 100m North East of the application site along Greencroft Gardens (and approximately 2m lower). This area is identified as being a localised area of low risk. The nearest watercourse is the Thames Water relief sewer 10m from the proposed basement. The Environment Agency has not identified any flood risks associated with nearby water courses. A screening study has been initially undertaken to identify whether there are any potential flooding issues identified in this stage. The area is not at risk of fluvial or tidal flooding, or flooding from artificial sources or rising/high ground water.

2.18 Within the screening process, the potential of flooding from surface water and infrastructure failure was identified. Screening is therefore required on these two points. The potential of surface water flooding is identified as the site basement lies on a low point on Greencroft Gardens. It is understood that this area was likely to have been flooded in 2002 due to the Thames relief sewer being overloaded. As detailed in the below paragraph, Thames Water has subsequently increased the capacity of this relief system and the likelihood of flooding of this nature is now significantly reduced.

2.19 The potential of flooding from infrastructure failure has also been identified. A storm water relief sewer and a trunk sewer have been identified and a blockage or failure of these could potentially result in excess flow from Greencroft Gardens accumulating in the area, however given the slightly higher position of the application site to those across Greencroft Gardens, excess flow is likely to flow away from the application site and in any case a large dispersal area including a landscaped front garden area is present. Notwithstanding this the storm water relief sewer and the combined trunk sewer were upgraded in 2005 from 0.25m diameter piping to 1.5m diameter piping rendering reoccurrences of the sequence of such events in 1975 and 2002 most unlikely. The Flood Risk Assessment recommends that that pumping would be required to pump rainfall from the basement terrace areas up to the site drains shortly after storm events with a dual pumping system in place (with regular checking) to ensure pumping continues in the event of a breakdown, and that an upstand be constructed around the front lightwells to form a barrier against excess flow.

2.20 Overall it is considered that the Basement Impact Assessment complies with the requirements of policies DP23 and DP27, and CPG4. The Basement Impact Assessment recommends a pre-construction Condition Survey on the application site and surrounding properties. Conditions will be attached to ensure the excavation and construction are overseen by a relevantly qualified engineer, sustainable urban drainage measures are put in place, and, that the recommendations and geotechnical parameters identified in the BIA are carried through into the final basement design and construction.

3.0 Design

3.1 Policy DP24 which requires new development to meet a high standard of design which respects the setting, context, proportions and character of the existing building and Policy DP25 which requires new development to both preserve and enhance the character and appearance of Conservation Areas.

3.2 The extension to the front elevation consists of two lightwells of matching depths either side of the front entrance are considered to be in keeping with character or appearance of the host property, those surrounding or the wider Conservation Area .Furthermore by virtue of the provision of a grille (instead of a front wall or railings) this will ensure the development will not be explicitly visible from the public realm when complete. In any instance the basement level is considered to reasonably accord with that of the ground floor directly above, and, the provision of a grille lightwell is considered appropriate in this instance.

4.0 Amenity

4.1 On assessment of privacy impacts, given that new openings introduced would be below ground level, no additional harm to any neighbouring occupiers would be identified. Again taking into consideration that all works are contained below ground level, there would be no effects on daylight/sunlight/outlook to neighbouring occupiers.

4.2 On assessment of the residential amenity afforded to future occupants of the basement level, it is identified that the rooms provided would not benefit from desired levels of daylight and outlook ,however the accommodation offered is secondary to that already present at ground floor levels, it is not considered essential to meet the required minimum levels as specified by CPG4. Moreover two large expansive openings serve both rooms. The other rooms provided include a gym and a utility, none of which specifically require any natural daylight or outlook.

5.0 Construction Access, Transport and Parking

5.1 DP20 seeks to protect the safety and operation of 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) secured via S106. In this scenario a Construction Management Plan would be sought along with a Roads Contribution a S106 to mitigate the impacts on neighbouring properties in the vicinity and secure the protection of the adjoining footway/roadway.

5.2 Although it is acknowledged that there may be a greater level of disruption to the surrounding street during the construction phase, following consultation with Highways, it is not considered that access to the street itself will be specifically blocked during the construction phase. Should any lengthy blockages of the street occur to the detriment of local residents; highways legislation is available to affected parties. For the avoidance of doubt, any occupation of the highway, such as for hoarding, skips or storage of materials, will require a licence from Highways Management and this, along with the existing on-street waiting and loading controls, should be sufficient to ensure the work is carried out in such a way as to not adversely affecting the safety or operation of the public highway.

5.3 Furthermore in response to concerns regarding potential damage to the adjacent footway and roadway and the subsequent distress caused to neighbouring occupiers, these issues have been taken into account as part of application process and a financial contribution for the protection of the footway and roadway has been included as part of the Section 106 agreement. This should at least ensure that if damage occurs it is accounted for, and, the footway/roadway restored in a swift manner.

6.0 Noise and disturbance

6.1 In response to concerns from neighbouring occupiers relating to excessive noise and disturbance during construction, an informative has been placed on the consent advising the applicant of the hours of operation. Any excessive noise during the agreed hours of operation is

regarded as an environmental services matter and is covered by relevant environmental health legislation.

7.0 Other Matters

7.1 Party wall matters are not planning matters and are therefore not material considerations in the decision making process. The Party Wall Act 1996 is always available to affected parties.

7.2 The perceived depreciation in private property values or the effect the development may have on rental values, tenancy arrangements or property insurance premiums are private property/civil not a planning matter and therefore not a material consideration in the decision making process.

7.3 Should any damage occur to any neighbouring properties during the construction phase or as a result of the development, this becomes a civil matter (between the applicant and the affected parties)

7.4 The perceived deterioration in physical health resulting from excessive noise, vibration and disturbances arising from the development are again not material planning consideration in the decision making process. As addressed in a Section 6.0 on Noise and Disturbance, Environmental Services Legislation is always available to affected parties. Furthermore a Construction Management Plan has been requested by way of a Section 106 Agreement which will set out agreed hours of operation, noise levels as well as hours of noisy operations.

Recommendation: Grant conditional permission subject to a Section 106 Agreement.

DISCLAIMER

Decision route to be decided by nominated members on Monday 14th July. For further information please go to www.camden.gov.uk and search for 'members briefing'

the basement design studio
Suite 17, Maple Court,
Grove Park
White Waltham
Berkshire
SL6 3LW

Application Ref: **2014/2979/P**

17 July 2014

Dear Sir/Madam

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

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

78 Greencroft Gardens London NW6 3JQ

Proposal:

Enlargement of existing basement and creation of lightwells to the front elevation of flats.

Drawing Nos: Existing: 14/008-01: 1of4, 2of4, 3of4, 4of4.

Proposed: 14/008 - 01; 14/008 - 02B 1of4, 2of4, 3of4, 4of4; Basement Impact Assessment,
Job No.140326, Dated 24/04/2014.

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; Proposed: 14/008 - 01; 14/008 - 02B 1of4, 2of4, 3of4, 4of4; Basement Impact Assessment, Job No.140326, Dated 24/04/2014.

Reason:

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

- 4 The basement structure shall be designed and constructed in accordance with the recommendations, methodologies and mitigation measures set out in the Basement Impact Assessment hereby approved. Any deviations from these methodologies, recommendations or mitigation measures shall be submitted to the local planning authority for approval in writing prior to the work commencing.

- 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. It shall be a requirement of the terms of engagement that the appointee certifies compliance with condition 4 to the LPA . 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] [demonstrating greenfield levels of 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.

- 7 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

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

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

DECISION

Culture and Environment Directorate