

Mr Chris Pittock  
GL Hearn  
20 Soho Square  
London  
W1D 3QW

Application Ref: **2013/5403/P**  
Please ask for: **Gavin Sexton**  
Telephone: 020 7974 **3231**

27 March 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**100,100a and 100b  
Chalk Farm Road  
London  
NW1 8EH**

Proposal:

Redevelopment of site to create a mixed-use development comprising 57 market flats (13x1beds, 28x2beds and 16x3beds), 6 affordable flats (3x3 bed social rented, 3x1 bed intermediate), new office, retail and restaurant units with associated works to highways and landscaping; following demolition of existing buildings and car park.

Drawing Nos: Supporting documents: Design and Access Statement by TM Am architects August 2013 (incorporating Landscaping and Open Space Analysis, Lifetime Homes and Wheelchair Housing Statement, Site Waste Management and Crime Impact Assessment); Planning Statement by GL Hearn August 2013; Transport statement & travel plan by tully de'ath Rev B August 2013; Heritage Appraisal by KM Heritage August 2013; Heritage Engineering report by Conisbee Ref: 130041/T Girdler Dated 15 August 2013; Air Quality Assessment by WSP Environmental Issue 1 26th Jul 2013; BREEAM 2011 New construction pre-assessment office by Conisbee August 2013; BREEAM 2011 new construction pre-assessment retail by Conisbee August 2013; Code for Sustainable Homes pre-assessment by TM Architects August 2013; Flood Risk Assessment & Sustainable Drainage Strategy by Conisbee Rev 1.3 , Ref:130041(PDA)/TG dated 09 August 2013, Daylight & Sunlight Assessment by CHP Dated August 2013; Refurbishment Feasibility



Report by GL Hearn dated 24 July 2013 ; Energy & Sustainability Statement by Thornley Lumb Issue 05 08.11.2013; Acoustic Assessment by Sharps Redmore Project No 1313407 Dated 14th August 2013; Code for Sustainable Homes BRE (ecology) by The Ecology Consultancy Revision 09/08/2013; Arboricultural Impact Assessment by Landmark Trees Ref:OHG/100 CFR/AIA/01A Date: 18th August 2013; Letter from Mike Craig of Spencer Craig Partnership (regarding marketing of site) dated 12th July 2013; Specified/ Verified Views by Soluis August 2013; Desktop Study by Geotechnical and Environmental Associates (GEA) August 2013; Historic Environment Assessment by Museum of London Archaeology July 2013.

Site Location plan PL01 P1, Lower Ground PL02 P1, Upper Ground PL03 P1, First and Second PL04 P1, Third and Fourth PL05 P1, Roof plan PL06 1:200 A1 P1, North & East elevations PL07 P1, South and West elevations PL08 P1, Existing sections PL09 P1, Proposed Block Plan PL10 P2, Site Layout and proposed Ground floor plan PL11 P2, Proposed Levels 1 and 2 PL12 P4, Proposed Levels 3 and 4 PL13 P4, Proposed Levels 5 and 6 PL14 P2, Proposed Levels 7 and Roof PL15 P2, Chalk Farm Road Existing and Proposed elevations PL16 P2, Proposed North and South elevations PL17 P3, Proposed East and West elevations PL18 P2, Garden elevations - East and West PL19 P3, Proposed sections PL20 P2, Detailed Elevations PL21 P2, Detailed Elevation PL22 P2, Detailed Elevation PL23 P2, Landscaping Proposals PL24 P2, Existing plan indicating demolition PL101 P2, Existing sections indicating demolition PL102 P1, Existing elevations indicating demolition PL103 P1, Proposed Sections and details PL104 P2; Proposed Accommodation Schedule Rev J\_20 Mar 14

The Council has considered your application and decided to grant permission subject to the following condition(s):

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
  - a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
  - b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;

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.

- 3 Prior to commencement of development, details of the first floor rear amenity area shall be submitted to and approved in writing by the local planning authority. The submission shall include details of :
- a. All hard and soft landscaping, including planting species, evidence of depth of growing medium and suitable drainage
  - b. All landscaping for play, climbable objects and equipment, seating and any other features incorporating items such as sand and water
  - c. How the landscaping and privacy screens/boundary treatment would be designed to minimise the opportunities for overlooking of the surrounding floor flats by users of the space;
  - d. Acoustic properties and appearance of the screen to be erected on the south elevation.

Prior to first occupation of the residential development the acoustic and privacy screens shall be erected and the amenity space shall be implemented in its entirety in accordance with the designs as approved and the screens and all playable equipment shall thereafter be retained and maintained.

Reason: In order to ensure adequate play space and amenities are available for the future occupants of the dwellings on site and to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies CS5, CS6, CS15 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP31 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Ductwork associated with Food & Drink uses

Prior to commencement of development, principle details of the extract ventilating system associated with the ground floor food and drink uses hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. Such details to include routing of ducts and discharge points and associated acoustic isolation and sound and vibration attenuation measures and an Acoustic Impact report prepared by a suitably qualified and experienced acoustic engineer which sets out how the equipment would meet the council's published noise and vibration standards.

The equipment shall be installed in accordance with the details thus approved and acoustic isolation shall thereafter be maintained in accordance with the manufacturers' recommendations.

In the event of no satisfactory ventilation being provided, no primary cooking shall take place on the premises.

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

- 5 Prior to the commencement of any works, all trees to be retained shall be protected in accordance with the tree protection measures identified in the Arboricultural Impact Assessment hereby approved. 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.

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

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

- 7 Before the development commences, details of secure and covered cycle storage area for 116 cycles and secure storage for a further 18 cycles in the outdoor spaces shall be submitted to and approved by the local planning authority in writing. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently retained.

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

- 8 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.

- 9 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 10 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 a reduction in existing runoff of at least 50%. 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.

- 11 Prior to the commencement of development full details of biodiverse, substrate-based extensive living roofs shall be submitted to and approved by the Local Planning Authority in writing. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 demonstrating the construction, materials used and a variation of substrate depth with peaks and troughs
  - iii. full details of planting species and density

The green roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

## 12 Minor Material Amendments I/II

The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location plan PL01 P1, Lower Ground PL02 P1, Upper Ground PL03 P1, First and Second PL04 P1, Third and Fourth PL05 P1, Roof plan PL06 1:200 A1 P1, North & East elevations PL07 P1, South and West elevations PL08 P1, Existing sections PL09 P1, Proposed Block Plan PL10 P2, Site Layout and proposed Ground floor plan PL11 P2, Proposed Levels 1 and 2 PL12 P4, Proposed Levels 3 and 4 PL13 P4, Proposed Levels 5 and 6 PL14 P2, Proposed Levels 7 and Roof PL15 P2, Chalk Farm Road Existing and Proposed elevations PL16 P2, Proposed North and South elevations PL17 P2, Proposed East and West elevations PL18 P2, Garden elevations - East and West PL19 P2, Proposed sections PL20 P2, Detailed Elevations PL21 P2, Detailed Elevation PL22 P2, Detailed Elevation PL23 P2, Existing plan indicating demolition PL101 P2, Existing sections indicating demolition PL102 P1, Existing elevations indicating demolition PL103 P1, Proposed Sections and details PL104 P2; Proposed Accommodation Schedule Rev J\_20 Mar 14.

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

## 13 MMA II/II (contd)

The development hereby permitted shall be carried out in accordance with the following approved plans:

Supporting documents: Design and Access Statement by TM Am architects August 2013 (incorporating Landscaping and Open Space Analysis, Lifetime Homes and Wheelchair Housing Statement, Site Waste Management and Crime Impact Assessment); Planning Statement by GL Hearn August 2013; Transport statement & travel plan by tully de'ath Rev B August 2013; Heritage Appraisal by KM Heritage August 2013; Heritage Engineering report by Conisbee Ref: 130041/T Girdler Dated 15 August 2013; Air Quality Assessment by WSP Environmental Issue 1 26th Jul 2013; BREEAM 2011 New construction pre-assessment office by Conisbee August 2013; BREEAM 2011 new construction pre-assessment retail by Conisbee August 2013; Code for Sustainable Homes pre-assessment by TM Architects August 2013; Flood Risk Assessment & Sustainable Drainage Strategy by Conisbee Rev 1.3 , Ref:130041(PDA)/TG dated 09 August 2013, Daylight & Sunlight Assessment by CHP Dated August 2013; Refurbishment Feasibility Report by GL Hearn dated 24 July 2013 ; Energy & Sustainability Statement by Thornley Lumb Issue 05 08.11.2013; Acoustic Assessment by Sharps Redmore Project No 1313407 Dated 14th August 2013; Code for Sustainable Homes BRE (ecology) by The Ecology Consultancy Revision 09/08/2013; Arboricultural Impact Assessment by Landmark Trees Ref:OHG/100 CFR/AIA/01A Date: 18th August 2013; Letter from Mike Craig of Spencer Craig Partnership (regarding marketing of site) dated 12th July 2013; Specified/ Verified Views by Soluis August 2013; Desktop Study by Geotechnical and Environmental Associates (GEA) August 2013; Historic Environment Assessment by Museum of London Archaeology July

2013.

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

- 14 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.

- 15 The use hereby permitted shall not be carried out outside the following times 10:00 to 23.30 hours Monday to Thursday, 10:00 to Midnight Friday and Saturday, and 11:00 to 22:30 hours on Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 16 The street-facing shop front windows to the retail and food drink units shall be used for display and access purposes and the window glazing must not be painted or obscured.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to prevent the introduction of dead frontages within the development in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 17 Prior to commencement of development, other than works of demolition, site clearance and setup, details of building fabric (including fenestration and screening) & materials specifications, relevant internal building services (including ventilation) and other noise reduction measures which would be applied to achieve the BS 8233 criteria of 'good', being 30dB in all bedrooms and 35dB in all living rooms, shall be submitted to and approved in writing by the local planning

authority. Such details to be prepared in accordance with the recommendations of the acoustic planning report hereby approved.

The residential units shall not be occupied until the building has been constructed and fitted out in accordance with the approved measures, which shall thereafter be permanently retained and maintained in accordance with the manufacturers' recommendations.

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

- 18 No music shall be played on the ground floor food and drink premises in such a way as to be audible within the residential premises above.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 19 Prior to commencement of development, other than works of demolition, site clearance and setup, details of how the development would be constructed in order to achieve the Councils vibration standards, shall be submitted to and approved in writing by the local planning authority. Such details to be prepared in accordance with the recommendations of the acoustic planning report hereby approved.

The residential units shall not be occupied until the building has been constructed and fitted out in accordance with the approved details.

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

- 20 Noise from Roundhouse

Prior to commencement of development, an acoustic and vibration report shall be submitted for approval in writing by the local planning authority. The report shall be prepared by a suitably qualified and experienced expert and shall provide the following details:

- A. results of surveys undertaken during evening music events in the Roundhouse
- B. assessment of likely impact on noise and vibration conditions in living rooms and bedrooms in the development arising from such events and
- C. recommendations for noise and vibration reduction for relevant rooms in order to achieve a standard of 'good' (being 30dB in bedrooms and 35dB in living rooms) during such events.

The residential units shall not be occupied until the building has been constructed



and fitted out in accordance with the approved measures, which shall thereafter be permanently retained and maintained in accordance with the manufacturers' recommendations.

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

- 21 No development shall take place until details landscaping have been submitted to and approved by the local planning authority in writing. The submission shall include details of:
- a. hard and soft landscaping in the new public open space on Chalk Farm Road, to be prepared in conjunction with the Council's highways department and including consideration of the re-use of salvaged 'Great Wall' bricks within the hard landscaping;
  - b. all other hard and soft landscaping throughout the development including the provision of a green (living) wall within the site;
  - c. plans demonstrating the levels at the interface between the site boundaries and the public highway;
  - d. all fencing, boundary walls, gates and means of enclosure of the private spaces within the development along the north and east elevations;
  - e. existing and proposed finished site levels following earthworks including grading, mounding and other changes in ground levels

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area and contributes to improving air quality reduction, in accordance with the requirements of policy CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 22 No more than 4 tables providing seating for no more than 20 people associated with the commercial uses at ground floor, shall be provided within the open space in front of the building.

Reason: To safeguard the amenities of the occupants and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 23 Prior to the commencement of development a programme of archaeological investigation including the details of the suitably qualified investigating body to carry out such archaeological works as required shall be submitted to and approved in writing by the local planning authority. The development shall then only take place in accordance with such details as have been approved.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development 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.

- 24 No work shall take place on site until a detailed design and method statement for the foundation design and all new groundworks has been submitted to and approved by the local planning authority in writing. The development shall only take place in accordance with the details thus approved.

Reason: In order to minimise damage to the important archaeological remains which exist on this site, 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.

- 25 Prior to first occupation of the development, details of measures, such as privacy screens to upper floor terraces and balconies, to protect the privacy of occupants of the development shall be submitted to and approved in writing by the local planning authority.

All such measures shall be implemented prior to first occupation of the development and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 26 Samples panels of the following details shall be erected on-site and approved by the Council before the relevant parts of the work are commenced:

a) all facing materials

b) proposed facing brickwork including recessed elements demonstrating the proposed colour, texture, face-bond and pointing for each brick type

The approved panels shall be retained on site until the work has been completed. The relevant part of the works shall be carried in accordance with the approved details.

Reason: To safeguard the appearance 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 of the London Borough of Camden Local Development Framework Development Policies.

- 27 Prior to occupation of the development the refuse and recycling storage facilities intended for its occupiers as shown on the drawings hereby approved shall be provided. All refuse and recycling storage facilities shall be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS18 of the London Borough of Camden LDF Core Strategy and DP26 of the London Borough of Camden LDF Development Policies.

- 28 At least 28 days prior to commencement of development (other than demolition) :

(a) contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and

(b) accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 29 Prior to commencement of development a method statement detailing all works of repair and remediation of the retained section of wall facing Chalk Farm Road (as shown on drawing PL103 P1) have been submitted to and approved in writing by the local planning authority. The works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building 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.

Informative(s):

- 1 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.

- 2 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.
- 3 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Environment Services (Recycling) on 0207 974 6914/5 or on the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 4 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.
- 5 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

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

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

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

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

- 6 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).

- 7 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.
- 8 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 9 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.
- 10 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.
- 11 You are advised that condition ... means that no customers shall be on the premises and no noise generating activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.
- 12 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 13 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre. This will assist in a key principle of PPS9 (Biodiversity and Geological Conservation) by building up the data base of up-to-date ecological information and this will help in future decision making.
- 14 Green roof:  
The green roof design should shall a substrate depth varying between 80mm and 150mm with peaks and troughs, but should average at least 130mm. The design

and planting scheme should be informed by a site biodiversity assessment and reflect the local conditions and species of interest. Extensive living roofs should be planted with 16 plugs per m2.

- 15 Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation (Natural Habitats) Regulations 1994 which protect bats from intentional or deliberate actions which may kill, injure capture a bat and from actions that intentionally or recklessly damage, destroy or obstruct access to a bat roost (whether bats are present or not) or disturb a bat when occupying a roost. Actions such as demolition and renovation works to a building, and tree felling or significant tree surgery are likely to result in a breach of the above legislation if bats or bat roosts are present. For further information contact Natural England on 0845 600 3078.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment