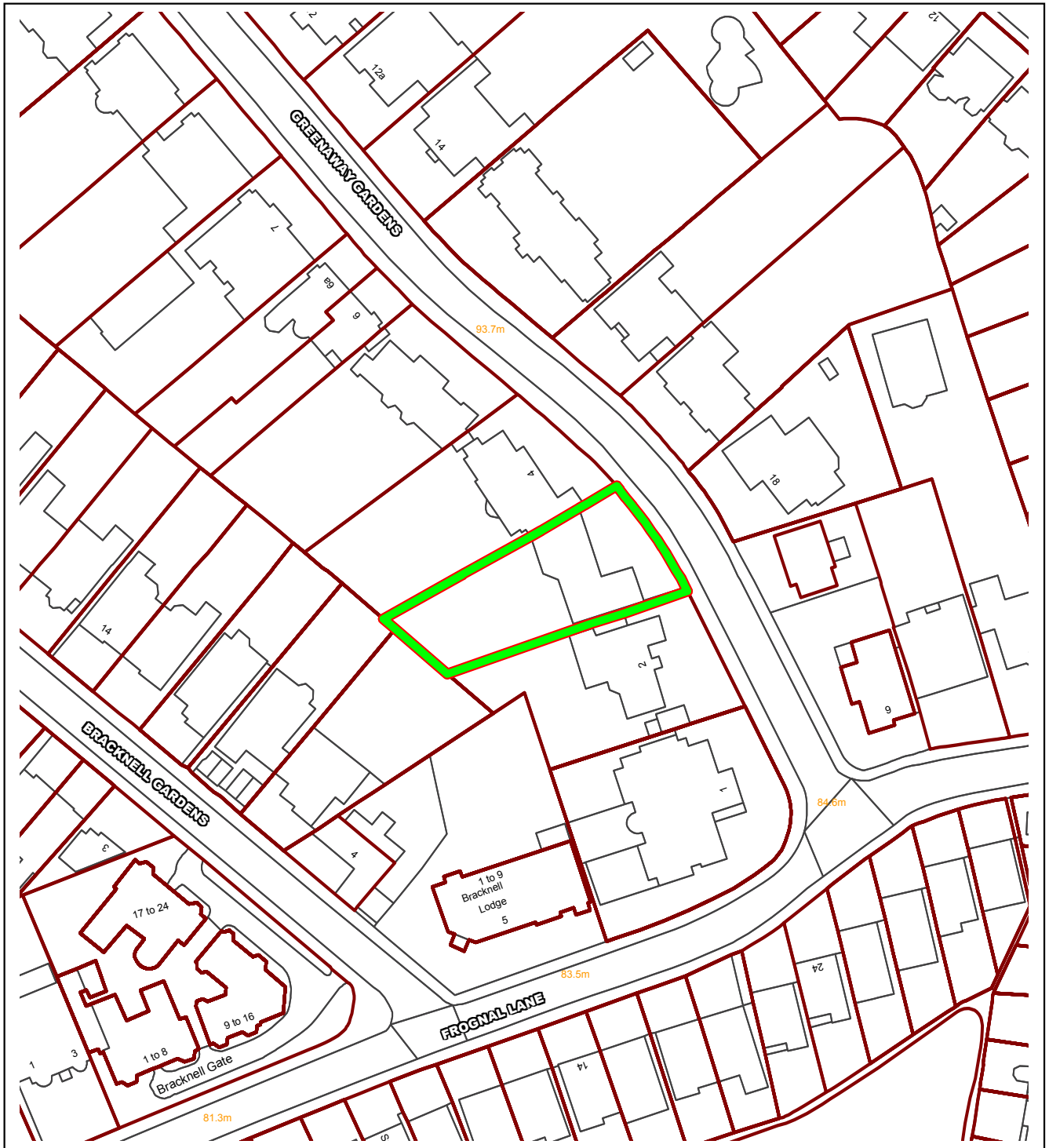


# 3 Greenaway Gardens



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Front elevation



Rear elevation



Looking northwards across rear elevation





Looking southwards across rear elevation

<b>Delegated Report</b> (Members' Briefing)		<b>Analysis sheet</b>	<b>Expiry Date:</b>	16/09/2015
		N/A	<b>Consultation Expiry Date:</b>	20/08/2015
<b>Officer</b>			<b>Application Number(s)</b>	
David Fowler			2015/3373/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
3 Greenaway Gardens London NW3 7DJ			Refer to draft decision notice.	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Excavation of basement with associated front and rear rooflights, replacement of existing side garage, erection of 3-storey rear extension at ground, first and second floor (roof) level, formation of terrace at rear first floor level, erection of rear dormer window, alterations to windows and doors on side elevations, removal of front dormer and erection of 2 new dormers and alterations to front door and change of use of property from 2 x self-contained flats to single-family dwellinghouse (Class C3).				
<b>Recommendation(s):</b>		Grant Conditional Planning Permission subject to a S106 agreement.		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>14</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
Summary of consultation responses:	<p>A site notice was displayed between 24/07/2015 and 14/08/2015 and a press notice was published on 30/07/2015 (expired 20/08/2015).</p> <p>The owner of No. 2 Greenaway Gardens, adjacent to the site to the south, has objected on the following grounds:</p> <ul style="list-style-type: none"> <li>- It is unclear whether the proposal is a further amendment to the previously approved scheme or a freestanding scheme</li> <li>- Questions whether the 2011/3798/P planning permission has been implemented (as claimed in the current application), if not then this permission has expired</li> </ul> <p>Officer's response: <i>The application has been assessed afresh, including all the proposed alterations. Nevertheless, there have been no material changes in policy or local circumstance to warrant a different decision on the previously approved works.</i></p> <ul style="list-style-type: none"> <li>- Basement; proposed basement is much larger than approved, given floor to ceiling heights, the basement is effectively 2 storeys, size and height are excessive, noise and disturbance during construction, flood risk</li> </ul> <p>Officer's response: <i>Please see Basement section.</i></p> <ul style="list-style-type: none"> <li>- Rear extension; proposal would extend rear building line beyond objector's property which would have overbearing affect, considerable overlooking from large rear terrace at first floor level, tree removal would also increase overlooking, extension is contrary to good design principles and amenity considerations</li> </ul> <p>Officer's response: <i>The owner of No. 2 later wrote in stating that they were satisfied with the agreed planting and screening of the boundary.</i></p> <p>Thames Water: No objection.</p>					
CAAC/Local groups comments:	<p>Heath and Hampstead Society comment on extension and object to basement:</p> <ul style="list-style-type: none"> <li>- Rear expansion is well-handled</li> <li>- The large basement excavation would result in the removal of several trees and threaten others</li> <li>- Approval could set a precedence</li> <li>- Basements under gardens in this conservation area should be limited</li> </ul> <p>Officer's response: <i>See Basement and Trees sections.</i></p> <p>Redington/Frongal CAAC: No response to date,</p>					

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## Site Description

The application site is a two storey detached house with attic level accommodation and a side garage on the western side of Greenaway Gardens in the Redington Froggnal Conservation Area. There is an existing cross over to the garage.

The existing dwelling has been divided into two self-contained residential units and is identified as a positive contributor to the appearance and character of the conservation area.

## Relevant History

TP65446/2744 – permission granted on 09/08/1952 for the conversion of no. 3 Greenaway Gardens, into a self-contained flat and self-contained maisonette.

**2011/3798/P** – permission granted on 23/09/2011 for '*Excavation of basement with associated front and rear rooflights, replacement of existing side garage, erection of 3-storey rear extension at ground, first and second floor (roof) level, formation of terrace at rear first floor level, erection of rear dormer window and alterations to windows and doors on side elevations and change of use of property from 2 x self-contained flats to single-family dwellinghouse (Class C3).*'

2012/2022/P – permission granted on 3 July 2012 for relocation of an existing dormer and erection of a second dormer in front roof slope installation of a new pitched roof entrance porch alterations to fenestration on front elevation on connection with existing dwelling.

2012/5148/P – permission granted on 24 October 2012 for non-material amendments to planning permission granted on 23/09/11 (2011/3798/P), namely reposition the swimming pool within the existing basement, increase in rooflights to the rear serving basement amendments to the front glazed light wells, repositioning of the rear elevation, alterations to the internal layout, windows and roof lights.

## Relevant policies

### LDF Core Strategy and Development Policies

CS1 Distribution of Growth  
CS5 Managing the impact of growth and development  
CS6 Providing quality homes  
CS14 Promoting high quality places and conserving our heritage  
CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

DP2 Making full use of Camden's capacity for housing  
DP18 Parking standards and limiting the availability of parking  
DP23 Water  
DP24 Securing High Quality Design  
DP25 Conserving Camden's heritage  
DP26 Managing the impact of the development on occupiers and neighbours  
DP27 Basements and lightwells

### Camden Planning Guidance

CPG1 – Design  
CPG2 - Housing  
CPG4 – Basements



## Assessment

### Background

Permission was granted (2011/3798/P) in 2011 for the conversion of the premises to a single family unit and the following external alterations:

- erection of 3-storey rear extension at ground, first and second floor (roof) level,
- formation of terrace at rear first floor level,
- erection of rear dormer window and alterations to windows and doors on side elevations
- the excavation of the basement
- replacement of existing side garage.

The approved scheme featured a rear extension projecting 2m at the rear, although keeping roughly in line with the building line of the rearmost part of the house (i.e. infilling areas to the rear that did not project as far).

### The Proposal

The current application seeks:

- a larger rear extension (see dimensions below)
- larger basement (enlarged to front, side and rear)
- replacement of the garage with habitable accommodation (as with approved application)
- conversion to single family dwelling (as with approved application)
- terrace at rear first floor level
- rear dormer windows (as with approved application)
- alterations to doors and windows on side elevations, including larger replacement dormer windows

A car lift was originally proposed to the basement but was deleted from the application.

### Rear extension

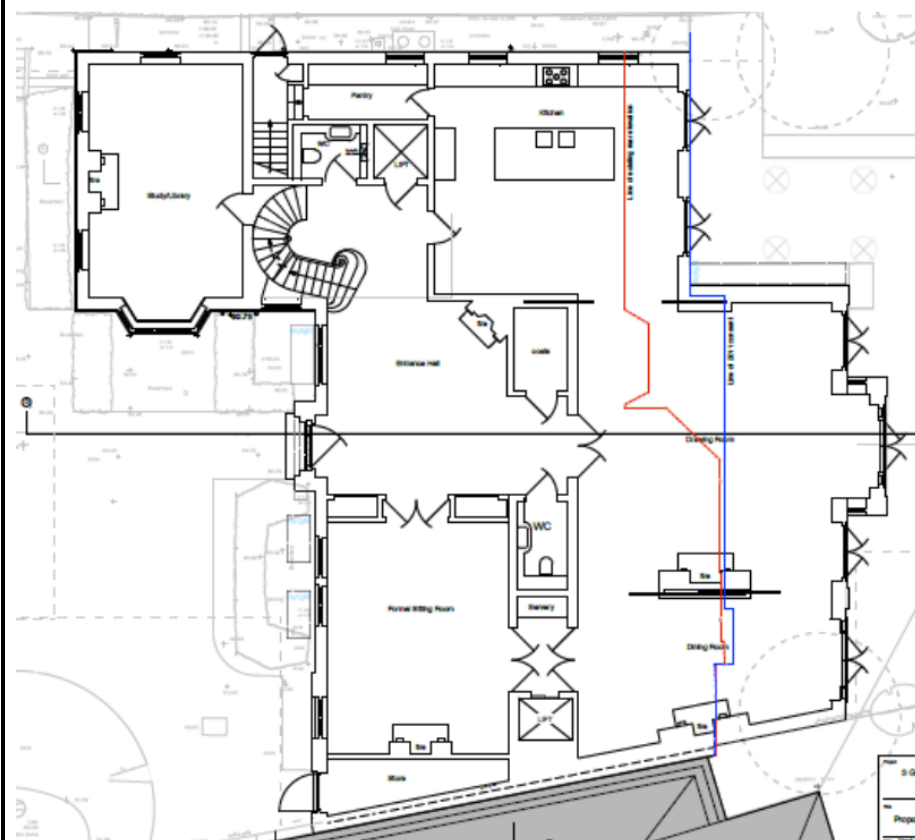
Under the current proposals a much more significant rear extension would be built to the rear than what was previously approved:

Ground floor level - extending 4 - 6m from the existing building line and therefore 4 - 5m proud of the projecting element of the approved scheme's building line,

First floor level – extending 2 – 4m from the existing building line and therefore 2m proud of the projecting element of the approved scheme's building line,

Second floor level – extending 2 – 5m from the existing building line and therefore 2m proud of the projecting element of the approved scheme's building line.

The proposed rear extension would be 500mm taller than the approved scheme.



Proposed ground floor plan – red line showing existing rear building line, blue line showing approved rear building line

### Basement

The approved scheme featured a basement under the majority of the footprint of the property and partially under the rear garden of the property. The approved basement would have a floor of c.270sqm and would have a total depth below ground level of 3.7 metres. It would extend a maximum distance of 4.8 metres from the rear elevation of the property.

The current application proposes extensions to the approved basement at the front side and rear, projecting beyond the footprint of the existing and proposed building. The proposed basement would have a floor area of 595sqm (GIA) and would have a depth of between 5m and 7.6m. It would extend a maximum distance of 11m to the rear of the property.

### Replacement of garage

The replacement garage structure would be pulled back in line with the front building line of the building.

### **Assessment**

### Previous permission

The applicant claims that the 2011/3798/P permission has been implemented, which includes the conversion of the building to a single family dwellinghouse, basement extension and rear extension and has shown some internal changes that have been carried out which demonstrate this. Given that there have been no material changes in policy and no significant changes in circumstance in the local area, the consented amendments would still be considered acceptable. Therefore it is not considered necessary to undertake an assessment of whether the previous permission was implemented. The applicant could submit a Certificate of Lawful Development application should they wish the Council to confirm this.

The main issues raised by the application are:

- Land use
- Residential Development Standards
- Design/ impact on host building and the conservation area
- Basement; structural stability and hydrology
- Neighbourhood amenity
- Transport

These are considered in turn below.

### Land use

The proposal relates to 2 self-contained flats which would be converted back to a single family dwelling.

Policy DP2 (Making full use of Camden's capacity for housing) states that the Council will resist development that will result in the loss of 2 or more homes. The proposal would not result in the loss of residential floorspace, however it would result in the loss of one home. This is considered acceptable in policy terms. The proposal would create a 5 bedroom dwelling. Policy DP5 states that there is a medium demand for market rates properties with 4 or more bedrooms. This proposal would contribute to meeting this demand.

### Residential Development Standards

Policy CS6 (Providing quality homes) seeks to secure sufficient housing of the right type and quality. CPG2 – Housing includes advice on residential standards and access (including lifetime homes).

All habitable rooms at ground, first and second floor level would be well lit and naturally ventilated. No habitable rooms are provided in the basement, this is in accordance with Policy DP27 which discourages habitable rooms within basements.

### Design/ impact on host building and the conservation area

#### Rear extension

Camden Planning Guidance states that:

*“Extensions should be subordinate to the original building in terms of scale and situation unless the specific circumstances of the site, such as the context of the property or its particular design, would enable an exception to this approach.”*

The proposed rear extension would replace an existing conservatory located at the rear of the property and would extend across the full width of the building at ground floor level, as did the approved scheme.

Rear extensions should be designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions,

dimensions and detailing;

- respect and preserve the original design and proportions of the building, including its architectural period and style;
- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;
- allow for the retention of a reasonable sized garden; and
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area

The case officer's report for the consented 2011/3798/P scheme stated with regards to the proposal:

*"It is considered that the proposed rear extension and alterations to the rear roof slope would not appear dominant. The proposal would result in the loss of the existing single storey conservatory which is constructed in unsympathetic materials (UPVC) and detracts from the appearance of the host building. The rear extension is considered to appear subservient to the host building and would not harm the appearance of the conservation area."*



**Existing Rear (West Elevation)**



**Permitted**

**Proposed**

The proposed rear extension, whilst larger than the previous proposal, is still subordinate to the host building. The extension would be full width at ground floor level. The new roof of the extension would be hipped with a flat roof section. Two dormer windows are also proposed on the rear roof slope. They would be set down from the ridge. The roof would be set below the ridge of the main dwelling by 0.3 metres. The hip of the roof extension is off-set by 1.8 metres from the north elevation, this ensures that the rear extension would not be highly visible from Greenway Gardens. The proposed windows and roof forms match the existing arts and crafts style house. The proposed rear extensions would not be easily visible from Greenaway Gardens. The proposed alterations are considered to be relatively minor and would not harm the appearance of the building or the conservation area.

The existing rear garden is large, with a depth of 33m. This would be reduced by roughly 4.5-6m under the proposals and there would still be a large garden left over.

#### Garage

The proposal includes replacement of the existing garage with habitable accommodation. Under the proposals the garage would be removed and a new structure built which would be set further back, in line with the front building line of the rest of the building. This element would be the same height as the neighbouring garage at 4 Greenaway Gardens. The front elevation of the garage would match the door and fenestration of the host building.

It is considered that the proposal alterations to the garage would not significantly alter the appearance of the host building or the conservation area and are considered to be acceptable.

#### Front elevation

Under the proposal an arched pediment would be added to the front door. The 1 existing dormer on the front roof would be removed and 2 dormers would be installed, to match the existing. These works are considered minor and in character with the host building.

#### South elevation

There are also a number of alterations to fenestration on the southern elevation including removal of the 2 existing dormer windows and the installation of 2 new flat roof dormers in different positions. New windows are proposed on this elevation too. The proposed works on this elevation are considered minor and in character with the host property.

#### North elevation

New windows are also proposed on this elevation. These are also considered minor and in character with the host building.

#### Basement

This proposal seeks to create a basement under the majority of the footprint of the property and under the gardens to the front, side and rear. The only aspects of the basement which would be visible from ground floor level are the rooflights to the rear and front. There would be 3 rooflights to the front of the property. The rooflights would be flush and would be surrounded by hedges which would ensure that they would not be highly visible in the street scene. The rooflights to the rear would be within the patio area immediately to the rear of the building. The previously approved basement has a floor area of c. 270sqm, which was located mainly beneath the footprint of the existing house. The currently proposed basement has a floor area of 600sqm and a total depth and would have a maximum depth below ground level of 7.6m.

Policy DP27 states that the Council will consider whether schemes will lead to the loss of open space or trees of townscape or amenity value; provide satisfactory landscaping, including adequate soil depth; harm the appearance or setting of the surrounding area.

The application property benefits from a large front garden and the rooflights would be located at a

minimum distance of 5.5 metres from the pavement. It is not considered that the roof lights would result in a significant reduction of open space. It is considered that the rooflights would not appear visually intrusive or harm the character and appearance of the conservation area. The property has a large rear garden and the proposal would not result in a significant loss of open space.

With regards to structural stability and hydrology, Policy DP27 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 run-off or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.

The application is accompanied by a Basement Impact Assessment undertaken by a Chartered Structural Engineer which has been assessed by the Council's external assessor. A revised BIA was later submitted and has confirmed that the basement will be constructed by a combination of conventional underpinning below the perimeter wall adjacent to No.2 and a secant piled retaining wall elsewhere on the basement boundary. The report confirms that a screening exercise was carried out in accordance with the recommendations of CPG4 – Basements in respect of ground water flow, land stability and surface water flooding. With regard to groundwater flow and ground stability further consideration was required. The additional documentation has provided satisfactory information concerning construction methodology to stabilise the retained façade and provide temporary works to enable demolition of parts of the original building, install underpinning and piled retaining walls and excavate the basement.

The Revised Ground Movement Assessment (GMA) for 2 and 4 Greenaway Gardens is considered acceptable, with up to damage Category 2 (Slight) being predicted. It is accepted that the revised BIA has allowed confirmation to be made that hydrogeological and land stability impacts have been successfully mitigated. It is accepted that land stability issues will not impact on the general area.

It is accepted that there will be no significant alteration to existing surface water drainage flows and the hydrology of the general area will be unaffected. Additional information has allowed confirmation that the hydrogeology of the general area will be unaffected. The Council's external assessor have no objection to the proposal.

Given the nature of the demolition and basement works to this positive contributor it is considered appropriate and necessary to ensure that the full extent of the works are overseen by a suitably qualified engineer. A condition would be added to secure this.

#### Trees

An Arboricultural Report has been provided. The existing consent granted the removal of a Bay Tree and a Yew Tree. These trees make a limited contribution to the character of the conservation area and their removal is still not considered significant. The current application proposes the removal of the above and also a Cherry Tree. The Cherry Tree has a trunk diameter of 180mm and is not the subject of a TPO. The tree cannot be seen from Greenaway Gardens and therefore does not provide public visual amenity. A Council Tree Officer has assessed the proposals and has no objections subject to a tree protection condition.

A condition is attached regarding the planting of additional trees and hedge. It should be noted that this conditions for amenity reasons rather than arboricultural reasons. However, the new trees are welcome on arboricultural grounds nevertheless.

The tree protection proposed is considered acceptable to ensure the protection of retained trees on site. The Sycamore in the front garden is the most prominent tree. This would be fenced off and the existing driveway left in situ to protect the root area.



### Amenity

New windows are proposed on the side elevations of the property facing the neighbouring properties. These windows are not considered to increase overlooking. There are already windows on the side elevations of the property in question which allow for more direct overlooking. The additional windows would not result in further harm to amenity.

A terrace is proposed at rear first floor level as with the consented scheme. However, the currently proposed terrace would be larger at c.16sqm. The owner of the neighbouring property originally objected on the grounds of overlooking. Following negotiations, privacy screens and planting are proposed to mitigate this impact – which are included as conditions, and the owner of the adjoining property has withdrawn their objection on overlooking grounds. With the inclusion of these mitigation measures there would be no material impact with regards to overlooking.

Given the location of the rooflights they would have no impact on neighbour amenity in terms of light pollution.

### Transport

#### Car Parking

Development policy DP18 states that the Council seeks to ensure that developments provide the minimum necessary car parking provision. The site has a PTAL rating of 4 which means it is moderately accessible by public transport. The Council expects development to be car free in this area and therefore an increase in parking would not be acceptable.

The existing site has 3 on-site car parking spaces. The proposal would retain these car parking spaces. The application originally included a car lift to facilitate car parking in the basement, over and above the 3 car parking spaces being retained. This has been deleted from the application following officer negotiation and there would therefore be no increase in car parking spaces.

#### Management of Construction Impacts on the Public Highway in the local area

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).

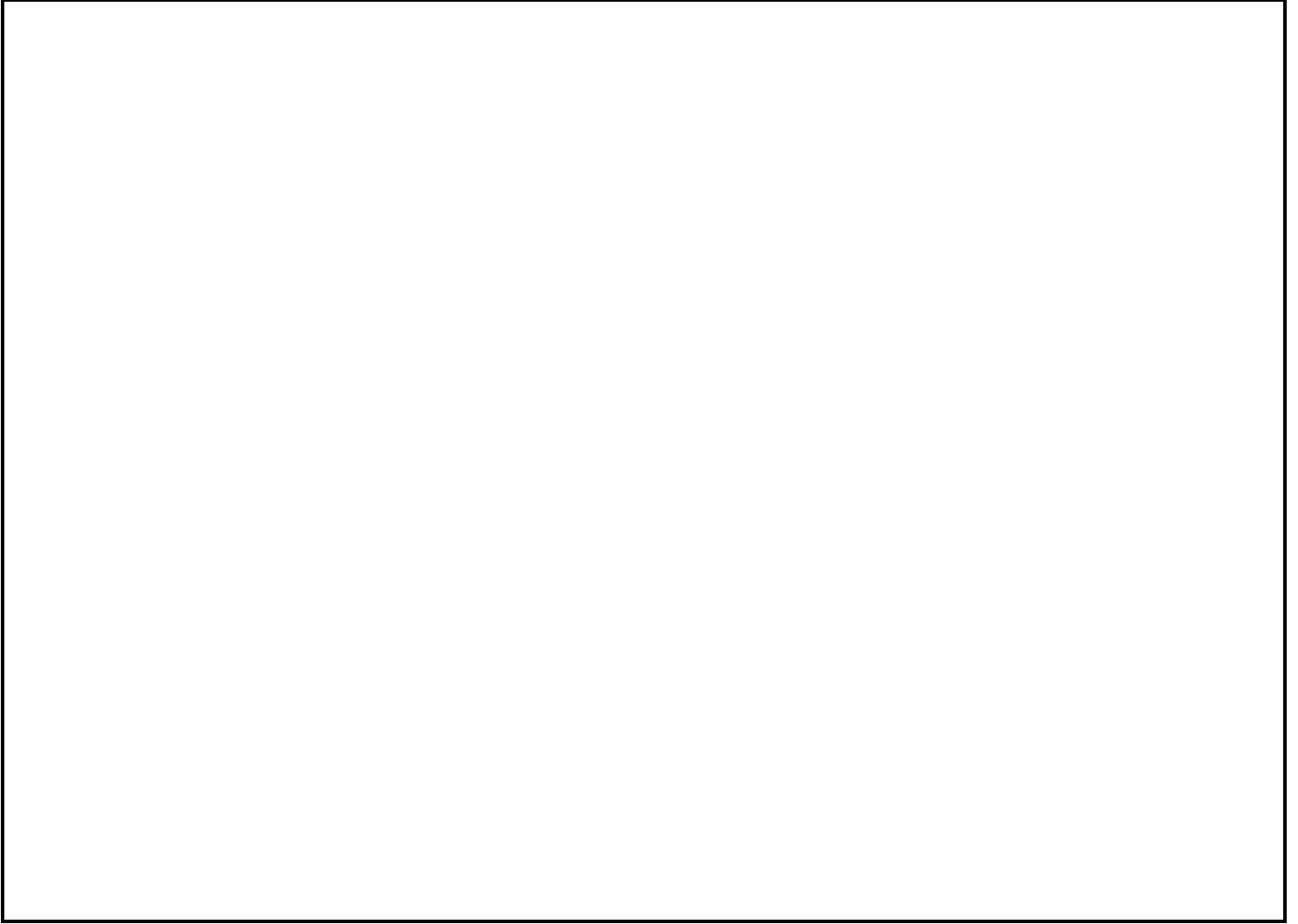
This site is located in the Redington and Frogna Conservation Area. Our primary concern is public safety but we also need to ensure that construction traffic does not create (or add to existing) traffic congestion in the local area. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality). The Council needs 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 CMP must therefore be secured as a Section 106 planning obligation.

### **3.0 Recommendation**

3.1 Grant conditional planning permission subject to a Section 106 Agreement

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 22<sup>th</sup> February 2016. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**



Mrs Emma McBurney  
Michael Burroughs Associates  
33 Shore Road  
Holywood Down  
BT18 9HX

Application Ref: **2015/3373/P**  
Please ask for: **David Fowler**  
Telephone: 020 7974 2123

17 February 2016

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**3 Greenaway Gardens**  
**London**  
**NW3 7DJ**

# DECISION

Proposal:

Excavation of basement with associated front and rear rooflights, replacement of existing side garage, erection of 3-storey rear extension at ground, first and second floor (roof) level, formation of terrace at rear first floor level, erection of rear dormer window, alterations to windows and doors on side elevations, removal of front dormer and erection of 2 new dormers and alterations to front door and change of use of property from 2 x self-contained flats to single-family dwellinghouse (Class C3).

Drawing Nos:

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

Director of Culture & Environment



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 if in CA] 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:

Existing: 1279 S 01, 1279 S 02, 1279 S 03, 1279 S 04, 1279 S 05, 1279 S 06, 1279 S 07, 1279 S 08, 1279 S 09, 1279 S 10, 1279 S 11.

Proposed: 1279 AP11B, 1279 AP12A, 1279 AP13A, 1279 AP14A, 1279 AP15, 1279 AP16, 1279 AP17, 1279 AP18A, 1279 AP19A, 1279 AP20A, 1279 AP21A, 1279 AP22A, RPAs and Tree Protection Plan August 2015.

Documents: Planning, Design, Access and Heritage Statement (Michael Burroughs Associates) June 2015, Revised Tree Survey and Arboricultural Method Statement (TRETTEC) August 2015, Desk Study and Ground Investigation Report (Michael Alexander Engineers) June 2011, Basement Impact Assessment Issue 2 (Michael Alexander Engineers) 3 June 2015.

Reason:

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

- 4 Before the first occupation of the building hereby permitted the rear terrace accessed at first floor level shall be fitted with 1.8m privacy screens as shown on the plans and shall be permanently retained thereafter.

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 policies DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 5 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 to the satisfaction of the Council, in accordance with plan 'RPAs and Tree Protection Plan August 2015'.

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

- 6 The replacement trees (2) and hedgerow shall be planted in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or prior to the occupation for the permitted use of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

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.

- 7 Prior to commencement of demolition a structural method statement for the works of demolition shall be submitted to and approved in writing by the Council. The statement shall include details of the method of securing the retention and protection of all walls, floors and roof structures (including dormers and chimneys) shown to be retained on the demolition drawings hereby approved. No works of demolition shall be carried out other than in accordance with the approved method statement.

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.

- 8 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. Evidence of the appointment shall be confirmed in writing to the Council 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 the building and the character of the immediate area in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP27 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 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)

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

Director of Culture & Environment

**DRAFT**

**DECISION**