

3 Camden Square

Planning ref. 2015/6764/P



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① Aerial photography of the site from the south



② View of the existing brick wall looking east from Camden Mews



③ View of the site showing the existing brick wall and the derelict garage to be demolished.



④ View of the existing brick wall from Camden Mews looking south.





PROPOSAL



A. View looking south along Camden Mews, showing the two storey visible massing green roof plantings softening the streetscape



A View from the rear of 3 Camden Square, showing set back partial third storey with plantings in front.

Delegated Report		Analysis sheet		Expiry Date:		27/01/2016	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		04/02/2016	
Officer				Application Number(s)			
Zenab Haji-Ismael				2015/6764/P			
Application Address				Drawing Numbers			
3 Camden Square London NW1 9UY				Refer to Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Demolition of single storey garage to the rear of 3 Camden Square (with façade retention) and the erection of a four bedroom three storey single family dwelling.							
Recommendation(s):		Grant conditional planning permission subject to Section 106 Legal Agreement					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	17	No. of responses	10	No. of objections	06
Summary of consultation responses:	<p>Objections were received from the 6 neighbours including occupiers at 4 Camden Square, 20 Rochester Square, 176 Camden Road, 31 Camden Mews, Flat 3- 4 Camden Square and 5 Camden Square. The objections can be summarised as:</p> <p>Design</p> <ul style="list-style-type: none"> • Proposal would set a precedent for more than two storeys in development along the mews • The two storey mews houses are denying light and air to surrounding homes • Trees should be planted instead of buildings • The setback storey would be visible from the mews • Not necessary to have as many bedrooms as are being proposed • The document is misleading • The homes built on Camden Mews are creating a crowded area • The third storey is unacceptable and over development • The proposal would compromise the property values <p><i>Officer response:</i></p> <ul style="list-style-type: none"> • Residential accommodation is considered to be a priority land use within the borough and therefore the proposal to create a new dwelling is acceptable • The proposed design has been carefully considered by a Conservation Officer, it is acknowledged that there would be limited views from the Camden Square Conservation Area of the setback third storey, however, officers are of the view that the proposal would not result in detrimental harm to the character of Camden Mews or the Camden Square Conservation Area • The proposed layout is considered acceptable <p>Amenity</p> <ul style="list-style-type: none"> • Loss of light • The roof terrace would have an impact on the privacy of adjoining occupiers • Use of the roof terrace would result in light pollution • The proposal would block views from homes (loss of outlook) • A proposed roof terrace to the rear of No 10 Camden Mews (2008/1786/P) was refused permission because it would result in loss of privacy to adjoining occupiers <p><i>Officer response:</i></p> <ul style="list-style-type: none"> • The proposed roof terraces to the front and rear have been carefully considered. Planting would be secured by condition to mitigate against any direct overlooking into neighbouring properties. It is not 					

considered that the proposal would result in detrimental harm to the amenity of neighbouring properties

Transport

- It not clear how large vehicles would access the mews

Officer response:

- *A Section 106 legal agreement would secure a Construction Management Plan to ensure the impact of the construction is limited*

Comments in support of the proposal were received from the occupiers at 3 Camden Square (the applicant) and 62 Camden Mews:

- Excellent design, sensitive to the grain whilst having its own character
- Layout, dimension and form is well composed
- The proposed house is designed to be sustainable requiring minimal electricity and heating
- There is no basement proposed as part of the application

Camden Square CAAC objected on the following grounds

Design

- Three storey addition would be excessively bulky
- Technically inadequate drawings/submitted information
- Third storey visible from Murray Street
- Difficult to discern how the proposal would sit in the conservation area
- The 2.5 storey height in other developments that is referred to in the document were constructed before the conservation area was established
- 3 storey developments inconsistent with majority of mews
- Uncertain about the soft landscaping on the terrace
- The planting is an attempt at making a controversial development more acceptable

Officer response:

- *The proposed set back third storey would have limited views from the conservation area*
- *The proposed design has been carefully considered by a conservation officer, it is acknowledged that there would limited views from the Camden Square conservation area of the setback third storey, however officers are of the view that the proposal would not result in detrimental harm to the character of Camden Mews or the Camden Square Conservation Area*
- *The proposed landscaping has also been considered carefully and subject to detail, officers consider the proposed landscaping is acceptable in this context*

Amenity

- The proposal would result in overshadowing and a loss of privacy
- Rear windows result in loss of privacy to neighbouring properties

Officer response:

- *The proposed roof terraces to the front and rear have been carefully considered. The planting will be secured by condition to mitigate against any direct overlooking into neighbouring properties. It is not considered that the proposal would result in detrimental harm to the amenity of neighbouring properties*
- *The proposed layout is considered acceptable*
- *A Section 106 legal agreement would secure a CMP to ensure the impact of the construction is limited*

**CAAC/Local groups*
comments:**

*Please Specify

Site Description

3 Camden Square sits on the western side of Camden Square and the rear of the site backs onto Camden Mews. The site comprises a 19th Century Italianate townhouse situated at No 3 Camden Square and the entirety of its rear garden which stretches to the north-west to provide a frontage at No 6 Camden Mews. The entire site is situated in the Camden Square Conservation Area and the property including the wall that backs onto Camden Mews is listed as a positive contributor within the Camden Square Conservation Area. .

There is currently a high wall built in London stock brick marking the boundary, giving access to a store room. This wall is characteristic of Camden Mews and creates a continuous line of development adjacent to 20th century dwellings built at Nos 4 and 8 Camden Mews and along the majority of this mews, which is renowned for innovative small-scale post-war housing solutions, often built by architects for their own occupation.

Relevant History

No relevant history at the site

Surrounding sites

59 Camden Mews

2015/4564/P refused planning permission on 8 February 2016 for the erection of 3 storey family dwelling following demolition of existing 2 storey family dwelling.

102 Camden Mews

2014/5589/P granted planning permission on 23 November 2015 for the demolition of garage and associated excavation works for the erection of a 3 storey extension and basement floor level beneath footprint.

85 Camden Mews

2014/4726/P granted planning permission subject to a S106 at committee on 15/10/2015 for the erection of two storey side and rear extensions following demolition of existing garage and rear extension, replacement roof, and excavation of basement.

Relevant policies

National Planning Policy Framework 2012

National Planning Policy Guidance 2014

London Plan March 2015

Mayor's Supplementary Planning Guidance

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS11 (Promoting sustainable and efficient travel)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

CS19 (Delivering and monitoring the Core Strategy)

DP2 (Making full use of Camden's capacity for housing)

DP5 (Homes of different sizes)

DP6 (Lifetimes homes and wheelchair housing)

DP16 (The transport implications of development)
DP17 (Walking, cycling and public transport)
DP18 (Parking standards and limiting the availability of car parking)
DP20 (Movement of goods and materials)
DP22 (Promoting sustainable design and construction)
DP23 (Water)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)
DP28 (Noise and vibration)

Other Planning Policies / Guidance

Camden Planning Guidance (CPG) 2011 – CPG 6 (Amenity), 7 (Transport) and 8 (Planning Obligations)

Camden Planning Guidance (CPG) 2013 – CPG 1 (Design), 2 (Housing), 3 (Sustainability) and 4 (Basements and lightwells)

Camden Square Conservation Area Statement 2011

Assessment

1.0 Proposal:

- 1.1 Planning permission is sought for the demolition of the existing single storey garage/storage room of 23sqm to the rear of 3 Camden Square's Garden and the erection of a four bedroom three storey single family dwelling. The façade of the mews structure would be retained.
- 1.2 The proposed dwelling would measure 5.1m high along Camden Mews. The third storey would be set back from the mews by 2.7m. The third storey element would have a total height of 8m.
- 1.3 The proposed dwelling would have a maximum depth of 15m at ground floor level; have a depth of 7.6m at first floor level and 4.4m at second floor level. The total width of the ground floor would measure 6.1m and 9.9m at first and second floor levels.
- 1.4 A roof terrace is proposed to the rear. It would be 4.3m deep and approximately 9m wide. The terrace includes soft landscaping.

2 The main issues for considerations are:

- The principle of a single family dwelling
- Quality of residential accommodation
- Design
- Amenity
- Sustainability
- Transport

3 The principle of development

- 3.1 All properties within Camden Square CAAC are considered to make a positive contribution to the Conservation Area unless specified neutral or negative. 3 Camden Square (including the building fronting the mews) is therefore considered to make a positive contribution to the conservation

area. The proposal retains the existing wall however proposes to demolish the garage/storage unit of 23sqm that sits behind . The garage that would be demolished is considered to be of limited architectural or historic interest and is not visible within the mews.

3.2 Camden's local development framework promotes the efficient use of land and considers housing a priority land use. The proposal to erect a single family dwelling house following the demolition of the existing garage/storage unit is therefore considered acceptable. It would also be in keeping with the majority of the buildings fronting the mews which serve residential dwellings.

4 Quality of residential accommodation

4.1 The proposed single family dwelling house of approximately 196sqm is considered to provide a good standard of accommodation which exceeds the requirements set out in the Nationally Described Housing Standards. The single family dwelling house would provide a good layout with generous room sizes would be dual aspect and would benefit from external amenity space.

4.2 In accordance with CPG2, all floors would feature minimum headroom of 2.3m.

4.3 The applicant has submitted a Lifetime Homes statement identifying design features which would maximise accessibility. The proposal satisfies Part M of the building regulations. This would be secured via planning condition.

5 Design - Scale, bulk and detailed design

5.1 The character of Camden Mews is one of irregularity, in terms of materials and design, reflecting its piecemeal development over 150 years. In particular, many sites were developed from the 1930s onwards as individual architectural compositions of significant quality.

5.2 The proposal would sit on one of the last undeveloped plots of land on Camden Mews. The proposal follows on from the prevailing character of Camden Mews, creating an individual dwelling, which would reflect but not replicate the existing contemporary buildings in the Mews. The development creates a series of regular forms which broadly relate to the scale and forms of the buildings in the mews. The retention of the brick wall and the use of timber relate to the traditional palette of materials in the mews.

5.3 The overall height of the development is not considered to overwhelm the mews. The proposal would present a typical two storey development above ground with a third floor set back from the front building line of the new development. The proposal would present a typical two storey development above ground with a third floor set back from the front building line to the new development. There would be limited views of the proposal from Camden Square and Murray Street of the setback storey but conservation and urban design officers consider that the limited views from the conservation area would not result in substantial harm to the conservation. The upper floor element would not be read from within the mews itself.

5.4 The proposed mews building would retain the historic brick wall fronting Camden Mews including the existing opening, the new structure would sit wholly behind the wall and utilise the existing opening. The contemporary timber structure behind the wall would carefully link the new building to the existing.

5.5 The contemporary design of the new building in terms of its form, height and scale of respects and responds to the existing building and the mews. The proposal in respect of design/townscape would accord with the CS14 and DP25, subject to conditions to control detailed design and materials.

5.6 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under **s.72** of the Planning (Listed Buildings and

6. Amenity

Daylight/sunlight

6.1 The proposal would result in an increase in height by 2.3m to the nearest point along Camden Mews and 4.3m where there is a setback. It is considered the proposal, by virtue of its terminating height, scale and proximity to neighbouring properties would not result in a materially detrimental loss of sunlight/daylight and outlook, particularly to Nos.29, 31, 31a Camden Mews and 3, 4 and 5 Camden Square. The mews development is already of an intimate nature and the proposal would not overbear the adjacent dwellings any greater than nos 14, 16, 18 and 20 Camden Mews which are of a similar height.

Privacy

6.2 Once the house is built a distance of 20m would remain between the rear façade of the mews house and the existing dwelling at 3 Camden Square. The proposal would introduce additional windows to the rear elevation. Given that a number of windows already feature to the rear at first floor level along this mews, additional windows would be of no greater detriment at this level.

6.3 In terms of the roof terrace and additional windows at first and second floor level to the front elevation, whilst it is acknowledged the proposal would result in a degree of overlooking, given the width and already intimate nature of the mews, this matter would not substantiate a reason for refusal. The front windows at ground and first floor level would be narrow, obscurely glazed or serve non-habitable rooms/circulation space. Planting is proposed to the front of the second floor terrace which would prevent overlooking from the terrace and habitable rooms behind. These details would be secured via planning condition.

6.4 Regarding the proposed terrace at first floor level to the rear, the applicant has proposed dense planting and suggested Hawthorne or Hazel. This has been conditioned so that appropriate planting is used to mitigate direct overlooking into neighbouring properties.

7. Sustainability

7.1 The proposal includes materials such as triple glazed windows, renewable energy and insulation to achieve high level of energy efficiency to Passive House standards. The proposal therefore accords with policies CS13 and DP22 which promote sustainable design. A condition would also be attached requiring a sustainability statement prior to the construction of the development.

8. Transport

8.1 In the policy context of DP19, the proposal would not result in a shortfall in parking spaces for non-general car parking (e.g. cycle, disability parking, service vehicles); would not cause difficulties for existing users of the mews; and, it would not displace vehicles to 'stressed' controlled parking zones on street.

8.2 CPG6 (Amenity) requires that a Construction Management Plan (CMP) be submitted for development that is likely to give rise to significant noise and other disturbance during construction. Given the relatively restricted site access and the potential effect of construction in terms of, inter alia, noise, dust and vibration on nearby residential units, It is therefore considered necessary to require the applicant to enter into a S106 legal agreement to secure the provision of a CMP. A CMP outlines how construction work will be carried out and how this work will be serviced (e.g. delivery of materials, set down and collection of skips etc.), with the objective of minimising traffic disruption and avoiding dangerous situations for pedestrians and other road users. The proposal thereby complies with the requirements of the Council's transport policies, specifically, DP20.

8.3 Camden's Parking Standards for cycles states that 3 parking spaces are required for a residential unit of this size. The cycles would be stored in the courtyard space near the entrance at ground floor level on Camden Mews, this is considered acceptable.

9 Construction Infrastructure Levy (CIL)

9.1 The proposal would be liable to pay at least £98,000 in Camden CIL and £9,800 in Mayoral CIL (estimates). The applicant has submitted a self-build exemption form. This would need to be agreed in writing with the Council prior to any works commencing onsite. The final CIL payable would be subject to justification with the Council's CIL officers.

10. Section 106

10.1 A Section 106 would secure the following:

- Highways contribution
- CMP
- Car free

11. Conclusion

11.1 The proposed development seeks to create a single family dwelling house. The demolition of the single storey garage structure is acceptable in heritage terms and the scheme retains the part of the building that makes a positive contribution to the character and appearance of the conservation area. The proposed dwelling house would be of a high quality design and would preserve the character and appearance of the conservation area. The proposed dwelling is not considered to have any significant adverse impacts on the residential amenity of neighbouring properties. It is recommended that planning permission is granted.

DISCLAIMER

Decision route to be decided by nominated members on Monday 21th March 2016. For further information please click [here](#)



Alex Whitcroft
bere:architects
73 Poets Road
London
N5 2SHApplication Ref: **2015/6764/P**

16 March 2016

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:
3 Camden Square
London
NW1 9UY**DECISION**
Proposal: Demolition of single storey garage to the rear of 3 Camden Square (with façade retention) and the erection of a four bedroom three storey single family dwelling.

Drawing Nos: 0442.B5.G20.P01, Rev_G, 0442.B5.G20.P02 Rev_G, 0442.B5.G20.S01 Rev_G, 0442.B5.G20.S02 Rev_G, 0442.B5.G20.S03 Rev_G, 0442.B5.G20.S04 Rev_G, 0442.B5.G20.E01 Rev_G, 0442.B5.G20.E02 Rev_G, 0442.B5.G20.P00 Rev_G, 0442.B5.G20.V01 Rev_G, 0442.B5.G20.V02 Rev_G, 0442.B5.G20.V03 Rev_G, 0442.B5.G20.V03 Rev_G, 0442.B5.G20.V04 Rev_G, 0442.B5.G20.V05 Rev_G, 0442.B5.G20.V04 Rev_G, 0442.B5.G20.E00 Rev_A, 0442.B5.G20.E01 Rev_A, 0442.B3.G20.P01 Rev_A, 0442.B3.G20.S01 Rev_A, 0442. B5.G10.P00 Rev_C and Bere Architects Design and Access Statement (dated November 2015).

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 The development hereby permitted shall be carried out in accordance with the following approved plans; 0442.B5.G20.P01, Rev_G, 0442.B5.G20.P02 Rev_G, 0442.B5.G20.S01 Rev_G, 0442.B5.G20.S02 Rev_G, 0442.B5.G20.S03 Rev_G, 0442.B5.G20.S04 Rev_G, 0442.B5.G20.E01 Rev_G, 0442.B5.G20.E02 Rev_G, 0442.B5.G20.P00 Rev_G, 0442.B5.G20.V01 Rev_G, 0442.B5.G20.V02 Rev_G, 0442.B5.G20.V03 Rev_G, 0442.B5.G20.V03 Rev_G, 0442.B5.G20.V04 Rev_G, 0442.B5.G20.V05 Rev_G, 0442.B5.G20.V04 Rev_G, 0442.B5.G20.E00 Rev_A, 0442.B5.G20.E01 Rev_A, 0442.B3.G20.P01 Rev_A, 0442.B3.G20.S01 Rev_A, 0442. B5.G10.P00 Rev_C and Bere Architects Design and Access Statement (dated November 2015).

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

- 3 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) Samples of all facing materials to include brickwork, mortar and timber cladding and timber window frames together with manufacturer's specifications.

b) Details including typical sections at 1:10 of all windows (including jambs, head ,cill and reveal), external doors and gates;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof 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 of maintenance.

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.

- 5 The use of the roof as a terrace shall not commence until screening, as shown on the approved drawings, has been constructed. The screening shall be permanently retained thereafter.

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.

- 6 No development shall take place until full details of hard and soft landscaping have been submitted to and approved by the Council. Such details shall include:

- scaled plans showing all existing and proposed vegetation and landscape features
- a schedule detailing species, sizes, and planting densities
- location, type and materials to be used for hard landscaping and boundary treatments
- a management plan including an initial scheme of maintenance

All landscaping works shall be carried out to a reasonable standard in strict accordance with the approved landscape details prior to the occupation for the permitted use of the development. Any 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.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme 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.

- 7 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS14 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 8 The proposed new unit, as indicated on plan number/s hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

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 construction the development hereby approved shall submit a sustainability statement demonstrating how sustainable design principles and climate change adaptation measures have been incorporated into the design and construction of the development to be approved by the Local Planning Authority. Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards) and DP22 (Promoting sustainable design and construction).

- 10 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use (110l,p,d). Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water).

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 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies (officer to insert relevant policy number and title) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies.... (officer to insert relevant policy number and title). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

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

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

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

costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Culture and Environment Directorate

DRAFT

DECISION