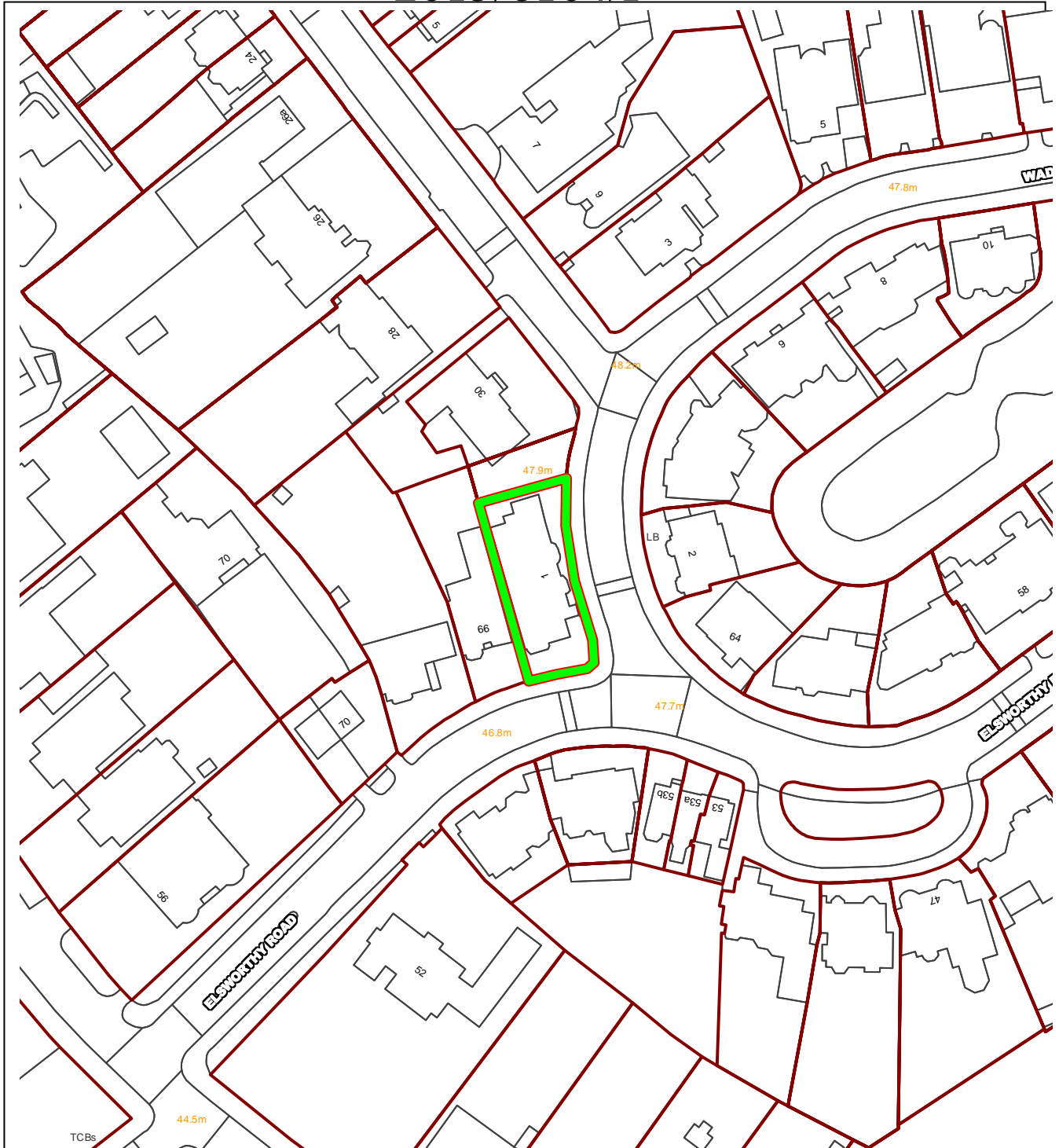
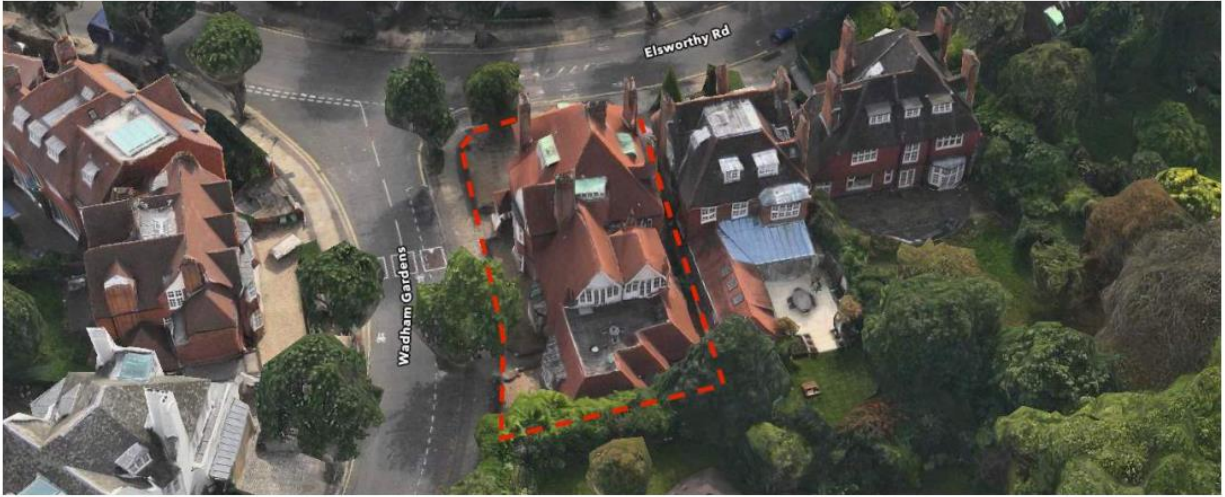


# 1 Wadham Gardens, NW3 3DN ref: 2015/6104/P



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Aerial photo of the site – North



Aerial photo of the site – East





Wadham Gardens - Existing front elevation



Elsworthy Road - Existing side elevation

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>04/02/2016</b>
<b>(Members Briefing)</b>		N/A	<b>Consultation Expiry Date:</b>	<b>08/03/2016</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Tania Skelli-Yaoz			2015/6104/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
1 Wadham Gardens London NW3 3DN			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 single storey basement under footprint of existing building, sunken terrace to northwest of the site, 4x front and side lightwells with metal grills, internal alterations to flats on ground, first and second floors, new window openings to rear ground floor elevation, first floor rear infill extension, new boundary treatment with railings and landscaping works in association with 6 existing dwellings (C3).				
<b>Recommendation(s):</b>		<b>Grant Conditional Planning Permission Subject to Section 106 Legal Agreement</b>		
<b>Application Type:</b>		<b>Full Planning Permission</b>		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	09	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A press notice was published on 24<sup>th</sup> December 2015 and a site notice was displayed on 18<sup>th</sup> December 2015 for 21 days.</p> <p>No replies were received from adjoining occupiers or from members of the public.</p>					
CAAC/Local groups* comments:	<p><u>Elsworthy Residents Association</u>: Comment/Objection</p> <p><i>'This house sits in a prominent position at the junction of Elsworthy Road and Wadham Gardens. It is viewed from both Elsworthy, Wadham and Harley Roads and has an important and extensive front boundary.</i></p> <p><i>It is appreciated that the main features of the house will remain intact and that new timber windows replicating the originals will be installed. The demolition and replacement of the "modern" extension is not an issue.</i></p> <p><i>It is regretted, as usual, that a fine Willett house should be excavated to provide basement accommodation. Willett campaigned for Daylight Saving and built his garden suburb without basement accommodation deliberately. It is particularly regretted that this basement is to provide bedroom accommodation rather than the usual gym/cinema which only has occasional use. If the applicant could be persuaded, and Camden agreed, to reduce the number of flats, the accommodation could be reconfigured to provide a better standard.</i></p> <p><i>The following are comments/objections to the proposal.</i></p> <ul style="list-style-type: none"> <li><i>• The design of the front door to Apartment 3 could be improved.</i></li> <li><i>• The introduction of metal railings has been resisted on every application within this Conservation Area. The fact that it is alien to Willett's original design has been ignored. I enclose a photo from the 1900 Willett sales brochure which shows the original design for the low wall and timber paling (some of the timber capped posts still survive). The newly planted hedge can just be seen inside the posts. In this prominent position it is requested that this boundary treatment is replicated and that the hedge planted should preferably be privet.</i></li> <li><i>• It is essential that the two street plane trees are given full protection throughout the construction period.</i></li> <li><i>• The construction management plan is not clear on how much resident parking will be suspended but the more serious issue for our members will be the hazard to pedestrians and passing cars since the pavement is narrow and the road is not wide and lies between two junctions. (Elsworthy and Harley) Children and young adults are regularly taken on walks from the Swiss Cottage School for the disabled in Avenue Road around the block.'</i></li> </ul>					

### **Officer Comments:**

- The reduction in the number of existing dwellings is not part of the proposal. The retention of existing good quality residential units in the borough is encouraged, in line with policy DP2. The proposed basement construction and accommodation is considered acceptable (details within the main body of the report below) following the independent Basement Impact Assessment review and complies with policy DP27. The provision of additional good quality habitable residential accommodation on this site together with the increase in outdoor amenity space to the north-east corner (cottage) complies with policies DP2 and DP26. The lightwells have been designed to be partly screened by the metal grills; this together with the proposed (conditioned) landscaping would assist in retaining the building as close as possible to the original Willett design. Subsequently, the proposal is considered to preserve and enhance the Elsworth Conservation Area.
- The boundary treatment has been revised to accord with the comments above and confirms with the original Willett design
- The front door to the 'Cottage' has been revised to include more details and would be conditioned for full details upon approval.
- The protection of trees and a landscaping condition would be secured if approval is granted
- The submitted Construction Management Plan is a draft and a further document would be secured via legal agreement.

### **Site Description**

The application site is a 2 storey traditional Willett Style house with a part 1, part 2 storey 'modern' extension to the rear (north of site) on the corner of Harley Road and Wadham Gardens. The property is located within the Elsworth Conservation Area and is not listed. The site is listed as a positive contributor in the Conservation Area Appraisal Statement.

The building is sub-divided into 6 self-contained flats and lies in an area that is predominantly residential. Due to the 'modern' rear extension the site does not retain a significant amount of outdoor space to its rear but retains the entire front garden area as originally designed. There is no parking provided on-site.

### **Relevant History**

**PEX0100381** Granted on 17/12/2001

Demolition of existing extensions and erection of a replacement part two, part ground floor rear extension together with the formation of a part basement level and the erection of a new dormer window facing onto Wadham Gardens and rear elevation. Amendments to the fenestration/dormers to the existing retained original building (as per prior consent), the erection of a detached double garage and the reinstatement to a single family dwelling from flats. [Note: this application was not implemented]

**PE9900611** Granted on 21/09/1999

The alterations of the existing dormer windows on the western and eastern elevations, the installation of new dormer windows on the eastern and northern elevations and the installation of two new roof windows.

**PE9900263** Refused on 01/07/1999

Partial demolition of the first floor and roof and the erection of a remodelled roof with flank gables and dormer windows; the erection of a first floor rear extension, incorporating a side bay window and gable; all to facilitate a larger habitable floor space for the first floor rear and second floor flats.

**8905131** Refused on 23/08/1989

Erection of an extension at rear first floor level.

**8804390** Granted on 07/06/1989

Alterations and extension of existing two self-contained units at rear ground floor level.

## **Relevant policies**

### **NPPF 2012**

Paragraphs 14, 17, 30, 49, 56-66, 126-141 and 173

### **The London Plan March 2015, consolidated with alterations since 2011**

#### **LDF Core Strategy and Development Policies 2010**

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 and encouraging biodiversity)

CS17 (Making Camden a Safer Place)

CS18 (Dealing with Our Waste and Encouraging Recycling)

CS19 (Delivering and Monitoring the Core Strategy)

DP2 (Making Use of Camden's Capacity for Housing)

DP5 (Homes of different sizes)

DP16 (The Transport Implications of Development)

DP20 (Movement of Goods and Materials)

DP21 (Development Connecting to the Highway Network)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP27 (Basements and lightwells)

### **Elsworthy Conservation Area Statement 2009**

#### **Camden Planning Guidance**

**1: Design 2015**

**2: Housing 2015**

**4: Basements 2015**

**6: Amenity 2011**

**7: Transport 2011**

**8: Obligations 2015**

## Assessment

### 1.0 Proposal

1.1 The proposal comprises the excavation of a single storey basement under the footprint of the existing building, a sunken terrace to northwest of the site, 4 x front and side lightwells with metal grills, infill of first floor rear extension (approx. 2.2sqm), internal alterations to the flats on ground, first and second floors, new window openings to the rear ground floor elevation, new boundary treatment with railings to frontage and landscaping works in association with 6 existing dwellings (Class use C3).

1.2 In addition the proposal includes the demolition of the modern ground floor extension on the northern elevation and a replacement structure that is reduced in extent on its north western elevation by creating a sunken patio instead of a bedroom area that is moving to the basement, a new side gate on the western elevation, 2x new refuse storage areas and a cycle shed.

### 2.0 Revisions

2.1 The original application included a northern first floor extension and an extension to the main roof on the north. Both of these elements were considered unacceptable and were therefore removed from the proposal.

2.2 Provision of cycle storage and new dedicated refuse storage areas (located adjoining Elsworthy Road and frontage with Harley Road boundary).

2.3 Boundary treatment was amended in accordance with the Residents Association comments.

2.4 On the eastern elevation a ground floor window was replaced with a door.

### 3.0 Assessment

3.1 The main considerations with this application include:

- Land Use (including the mixture of units)
- Design and Conservation
- Basement Considerations
- Amenity and Residential Accommodation Standards
- Transport
- Trees and landscaping

### 4.0 Land use

4.1 The existing floor area on site is 522sqm over the site area of 654sq m. An increase of 231sqm is proposed with the resulting new floor area totalling 753sqm. The proposal does not include a change to the number of units nor triggers the requirement for any affordable housing and therefore complies with policies DP2 and DP3.

4.2 The site comprises 6 units of various sizes. The proposal includes the retention of the same number of units with additional floor space provided and internal reconfiguration to improve the quality of the existing units. The basement accommodation is to comprise entirely of bedrooms for the respective units. The mix of units proposed is (with a comparison to existing):

Apt 1: 2 bed, 132sqm. *Previously a smaller 2-bed*

Apt 2: 3 bed, 150sqm. *Previously a 1 bed*

Apt 3 (cottage): 4 bed, 240sqm. *Previously a 3 bed*



Apt 4: 1 bed, 69sqm. *Previously a smaller 1 bed*

Apt 5: 2 bed, 102sqm. *Previously a smaller 2 bed*

Apt 6: 1 bed, 60sqm. *Previously a smaller 1 bed*

4.3 The proposed mix provides for a good variety of units, both large and small. The highest priority for the Council according to Policy DP5 is 2 bed units. The proposal is slightly under the requirement of 40% (at approx. 33%), and whilst 2 x units are provided as 1 beds there are also 2 x flats of 3 and 4 beds which are of medium priority. This is considered acceptable given that the existing amount of 2 bed units are being retained and a 1 bed unit (lower priority) is being upgraded to a 3 bed unit (medium priority). Therefore, the proposed mix of units is considered acceptable on balance and complies with policy DP5.

## **5.0 Design and Conservation**

5.1 The proposed rear 'modern' extension would be re-built to be similar to the existing. The north-east corner is the main part of the building to be altered apart from the basement development. As mentioned above, the north-east part of the single storey building is to be removed and replaced with a sunken courtyard to supplement the existing outdoor area on the perimeter of the building.

5.2 All existing UPVC windows within the building are proposed to be replaced with painted timber. A new door is proposed to the front of Apartment 3 (cottage). At first floor on the north elevation a set of double doors leading to the terrace would be replaced by windows. Minor alterations are proposed to some of the openings to the rear (east) elevation, such as blocking 2x windows and replacing a window with a door. Details are proposed to be conditioned.

5.3 The front boundary treatment is proposed as a low brick wall with timber paling to replicate the original Willett design, a characteristic of the surrounding conservation area. Other railings and timber fencing to the north and east of the site are existing and unchanged.

5.4 Refuse and cycle storage is proposed as part of the application to improve the overall standard of the development. A cycle storage shed with refuse storage to its frontage is set back from the front boundary by 0.2-0.7m to north end of site, on boundary with no. 30 Hartley Road and a second smaller refuse storage area is proposed to the southern side of the site. Whilst this is not a policy requirement as the units are existing, the provision of the facilities is considered to improve the standards of development overall. The location of the cycle storage would be highly visible within the conservation area and is considered too prominent in its current form due to its height, size and siting. However, it is considered that a structure would be appropriate here at a lower height, better positioning and appropriate materials. As such, its principle is considered acceptable subject to a notwithstanding condition of requiring further details of the structure.

5.5 In addition to the new sunken courtyard, the basement development includes 4x new lightwells to the south and west elevation, which are proposed to be flush with the ground level and covered with metal grills. This will reduce their visibility in the context of their location at the frontage and the replacement landscaping will assist their screening further.

5.6 The proposed re-build, lightwells and various external alterations to the building are considered in keeping with the appearance of the host building and its surroundings. The basement development would not be manifested externally to a degree that would result in a significant appearance from the public realm and the alterations to the north-west corner are not visible from the street. Whilst the CA Appraisal raises concerns over upstand railings around lightwells the type of flush grills would not raise such a concern. Therefore, the development as a whole is considered to preserve and enhance the character and appearance of the Elsworthy Conservation Area and comply with policies DP24 and DP25, subject to conditions for the new fenestration details of all new windows, doors and gates including sections and materials to match.

## **6.0 Basement Considerations**

6.1 The site is identified as a flood and land stability risk. The proposed excavation would be 3.2m deep, mostly underneath the footprint of the building with lightwells (2 x on east side on Wadham Gardens and 2 x on the south side on Elsworthy Road). The sunken courtyard is accessed via steps from the rear garden patio on the north-west side of the property. Two of the proposed lightwells extend by 800mm beyond the building line and the other two extend no more than 1.45m beyond the building. The sunken patio extends 2.6m beyond the proposed rear wall but is proposed within the footprint of the previously existing building. The internal floor to ceiling height provided at basement level is 3m high.

6.2 The application is supported with a Basement Impact Assessment (BIA) which has been independently assessed by Campbell Reith. The initial assessment requested revisions to include details of tension piles to resist heave, movement monitoring trigger values to calculate ground movements, details of connection between ground floor and underpins and other structural details. The details were provided and the BIA audit concluded that the proposed construction of the basement involves the use of established techniques.

6.3 The BIA audit includes a damage assessment of the neighbouring property which was considered to be within acceptable limits. A movement monitoring strategy has been proposed of the neighbouring building and is consistent with the calculated movements. On the basis of the proposed construction methodology and assuming high level propping and good control of workmanship, it is accepted that damage to surrounding properties should not exceed Burland Category 1 provided they are in sound condition. Predictions of vertical ground movements caused by the basement construction have been calculated, and the feasibility of a tension piled solution to resist these movements has been provided. It is accepted that the surrounding slopes to the development site are stable, that the development will not impact on the wider hydrogeology of the area and that it is not in an area subject to flooding. The revised BIA and supporting information adequately identifies the potential impacts from the basement proposals and provides suitable mitigation.

6.4 As such, the basement proposal is considered acceptable subject to a basement condition for the excavation and re-build stage to be supervised by a qualified engineer. The proposed basement development complies with CPG4 and policy DP27.

## **7.0 Amenity and Residential Standards**

7.1 The site abuts residential properties to the west and north. The main access to one of the flats is proposed to be moved from the rear (west) boundary to the front and a new security gate is proposed on that side to increase security to the rear. All other access points are retained as existing to the east elevation.

7.2 The replacement of one of the windows to the west elevation with a door will allow direct access to the front garden by Apartment 1. Other outdoor amenity areas are as existing with the additional outdoor space to the north-west corner.

7.3 The accommodation on the north-west corner, as part of Apartment 3 (Cottage) will be lit via 3 openings leading from the north-west corner patio, which assist in providing good daylight levels to habitable rooms. All basement accommodation has been assessed for acceptable daylight levels under a submitted Daylight Assessment. The daylight recommended level to bedrooms is 1%. The submitted Internal Daylight Assessment has concluded that the recommended Average daylight Factor (ADF) levels as set by the BRE will be achieved in all basement rooms – with result shown as achieved at 1% or above.

7.4 The newly created bedrooms in the basement levels and all newly configured residential units have been assessed against the National Housing Standards and are considered acceptable. All units are considered improved in terms of overall internal floor area and include an increase to 2 units with additional bedrooms [3 to 4 in Apartment 3 and 1 to 3 bed in Apartment 2 (previously known as the

studio)].

7.5 Stacking is good except between Apartment 5 and 4 on the first and second floor, however, due to the top flat proposed as a 1 bed/2 person it is likely to be less intensely occupied and therefore less likely to result in internal noise disturbance. In addition, internal noise insulation will be addressed by other legislation such as under Building Regulations.

7.6 There are no works or changes proposed that would adversely affect the adjoining occupiers and as such the proposal complies with policy DP26.

## **8.0 Transport**

8.1 Whilst not required by policy, due to the proposed units existing on site, cycle parking is proposed and welcomed. It is to be provided in a secure and safe facility to the north end of the site.

8.2 A highway works financial contribution is sought prior to implementation in order to secure the remediation to the public highway as a result of the works on site [£12, 452]. This is to be secured by legal agreement.

8.3 A Construction Management Plan [CMP] is recommended to be secured by legal agreement in order to control the movement of construction vehicles, times, amount, emissions, parking and safety of vehicles and pedestrians in the vicinity of the construction site.

## **9.0 Trees and landscaping**

9.1 The site includes 1x Hawthorn (tree no. 5) and 1x Ailanthus Sapling (not a formal tree). Off-site within the pavement area outside the front of the building are 2 x Plane trees of moderate quality. To the north of the site is 1x Sycamore and 1x Cherry tree within the adjoining property. An Arboricultural Report was submitted which concluded that no impact, felling or significant work is proposed or likely as a result of the proposed works. This was assessed by a Tree Officer and found acceptable subject to a condition for the protection of all on-site and off-site trees during construction and thereafter.

9.2 A soft landscaping condition (to include a preferable privet hedge) is recommended and a condition to include the manufacturers' details and materials of the refuse storage and bike shed to the front.

## **10.0 Community Infrastructure Levy (CIL)**

10.1 An additional 231sqm of residential accommodation is proposed. As such the development is liable for CIL. An informative would be attached to the draft decision notice.

### **DISCLAIMER**

**Decision route to be decided by nominated members on *Monday 21<sup>st</sup> March 2016*. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**

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www.camden.gov.uk/planning

Application Ref: **2015/6104/P**

17 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:  
**1 Wadham Gardens**  
**London**  
**NW3 3DN**

**DECISION**  
Proposal: Excavation of single storey basement under footprint of existing building, sunken terrace to northwest of the site, 4x front and side lightwells with metal grills, internal alterations to flats on ground, first and second floors, new window openings to rear ground floor elevation, first floor rear infill extension, new boundary treatment with railings and landscaping works in association with 6 existing dwellings (C3).

Drawing Nos: Site location plan 1179-00 Rev C, (as existing:) 1179-03 Rev C, 1179-02 Rev C, 1179-01 Rev C, (as proposed:) 1179-01 Rev D, 1179-02 Rev E and 1179-03 Rev D.

BIA by Quadrant Harmon Consulting Ltd ref. SOH/1550/23 October Rev 1-28 Oct 2015 and associated appendices by Geo-Environmental / Landmark, BIA Audit ref 12066-92 rev F1 by Campbell Reith dated February 2016, Design and Access Statement, Internal Daylight Report by CHP Surveyors Ltd dated 19th October 2015, Arboricultural Impact Assessment Report by Landmark ref. MCG\_1aWDM\_AIA\_01 dated 6th September 2015, CMP ref, 1179-App-02 Issue 1 dated 28th October 2015, BREEAM Domestic Refurbishment Rev P1 dated 16th 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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan 1179-00 Rev C, (as existing:) 1179-03 Rev C, 1179-02 Rev C, 1179-01 Rev C, (as proposed:) 1179-01 Rev D, 1179-02 Rev E, 1179-03 Rev D and and BIA by Quadrant Harmon Consulting Ltd ref. SOH/1550/23 October Rev 1-28 Oct 2015 and associated appendices by Geo-Environmental / Landmark, BIA Audit ref 12066-92 rev F1 by Campbell Reith dated February 2016.

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

- 4 Notwithstanding the approved drawings and support documents (in particular drawing no.s 1179-01 Rev D and 1179-02 Rev D) full details, including the location, height, size and materials used, of the cycle and bin storage structures on both the northern part of the site facing Wadham Gardens and the southern section of the site fronting Harley Road shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The work shall be carried out in accordance with such approved proposals.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.



5 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 1:20 of all new windows (including jambs, head and cill), ventilation grills and external doors;

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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

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

7 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas including boundary treatments and gates have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed 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 in accordance with the requirements of policies CS14 and CS15 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.

- 8 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details, prior to the occupation for the permitted use of the development or any phase of the development. 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 local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 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.

- 9 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.

- 10 The hereby approved excavation works shall be implemented in strict accordance with the approved details as submitted, revised and independently verified. These documents include the Basement Impact Assessment by Quadrant Harmon Consulting Ltd (ref. SOH/1550/23) October Rev 1-28 Oct 2015 and associated appendices by Geo-Environmental / Landmark and the Independent Basement Impact Assessment Audit ref 12066-92 rev F1 by Campbell Reith dated February 2016. 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.

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)

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.

Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

- 6 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £11,550 and £115,500 (231sqm x £500) for Camden's CIL (Zone B Residential). This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the Additional Information Requirement Form or other changing circumstances.

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

**DECISION**