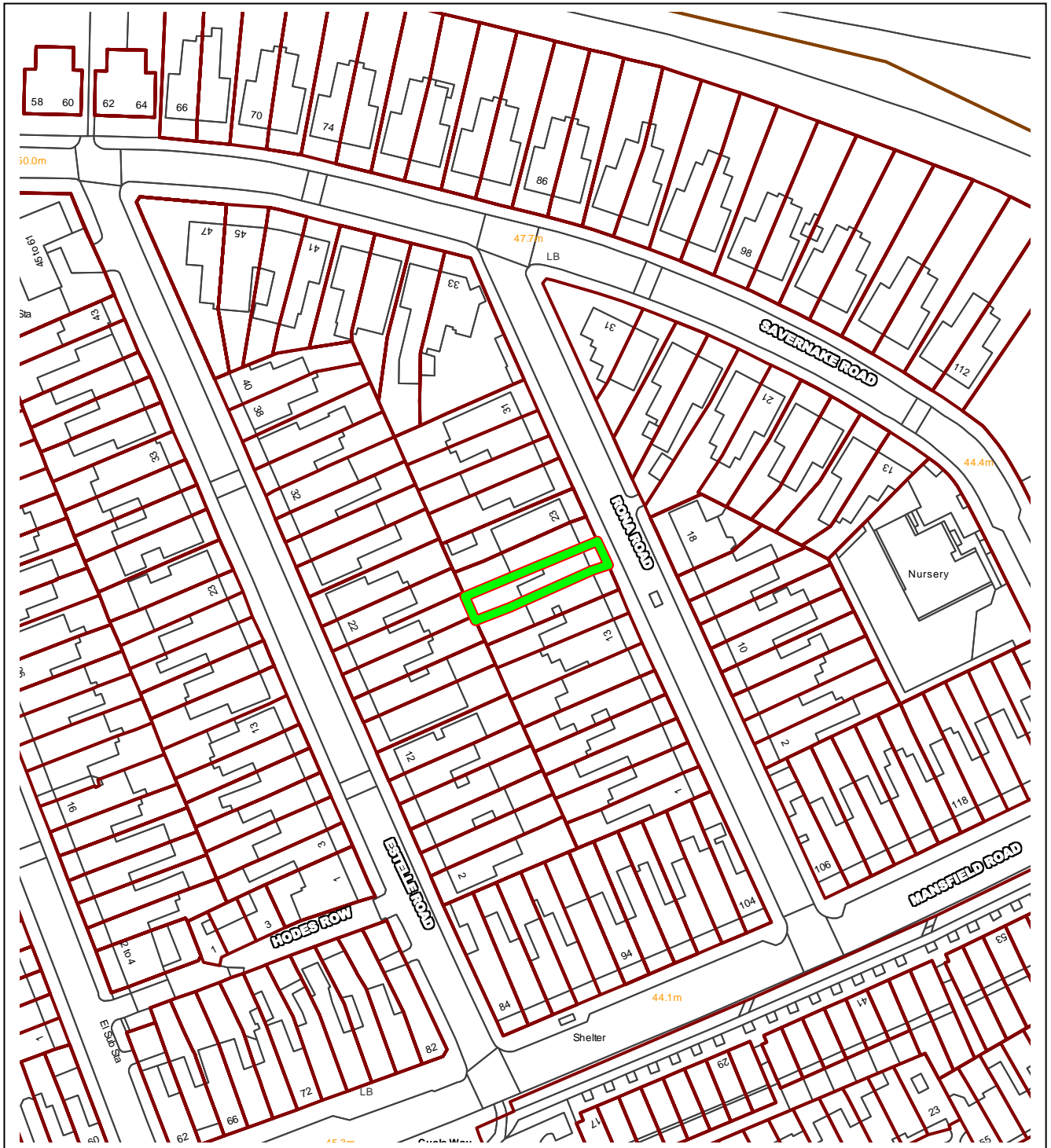


19 Rona Road, NW3 2HY



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Photo 1- Front Elevation



Photo 2- Rear Elevation



Photo 3- Tree



Photo 4- Front Garden

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	28/09/2015
		N/A	Consultation Expiry Date:	01/10/2015
Officer			Application Number(s)	
Tessa Craig			2015/4436/P	
Application Address			Drawing Numbers	
19 Rona Road London NW3 2HY			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Conversion of 6 bedroom house into two flats (2 x 3 bedroom units) including excavation of single storey basement with front lightwell, erection of ground infill and first floor rear extension, rear dormer roof extension, creation of second floor roof terrace, installation of front and rear rooflights and replacement windows throughout.				
Recommendation(s):		Grant Subject to a 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	25	No. of responses	25	No. of objections	23
Summary of consultation responses:	<p>A site notice was displayed 09/09/2015-30/09/2015 and a press notice was published on 10/09/2015.</p> <p><u>Responses:</u> 17 Rona Road (ground floor) - no objection.</p> <p>Objections have been received from neighbours at:</p> <ul style="list-style-type: none"> • 1 Rona Road • 2 Rona Road • 3 Rona Road • Ground Floor Flat, 5 Rona Road • 7 Rona Road • 8 Rona Road • 9 Rona Road • 11 Rona Road • 12 Rona Road • 13 Rona Road • 14 Rona Road • 15 Rona Road • 17 Rona Road (upper floor) • 18a Rona Road • 29 Rona road • 31 Rona Road • 12 Estelle Road • 16 Estelle Road • 20 Estelle Road • 31 Savernake Road • Top Flat, 33 Savernake Road <p>The objections can be summarised as:</p> <ul style="list-style-type: none"> • Disturbance from construction noise and dirt (see 2.20); • Duration of construction (see 2.20); • Roof terrace will block light and views (2.21); • Nesting pigeons (see 2.20); • Precedent (see 2.15); • Footprint too large (see 2.2 and 2.14 - 2.17); • Inconsistent with character of conservation area (2.17), • Alters line of rear extensions (see 2.2 and 2.14 – 2.17); • Risk of subsidence and damage (see 2.3 - 2.7); • Flood risk (see 2.3 - 2.7); • Unsightly during construction (see 2.20); 					

	<ul style="list-style-type: none"> • Erosion of front and back gardens (see 2.16 and 2.28 - 2.29); • Harm to CA due to glazed rooflight in front garden (see 2.16); • Lightspill from front lightwell (see 2.16); • Lack of soft landscaping on front garden (see 2.28 and 2.29); • Impact on streetscene (see 2.16 and 2.17); • Materials details should be provided (2.17); • Basement would alter ground and drainage conditions and lead to structural problems (see 2.3 - 2.7); • Drainage issues (see 2.3 - 2.7); • Height and depth of extensions (see 2.2 and 2.14 – 2.17); • No affordable residences in the street (see 2.30); • Heritage value of property as currently in original form; • Air pollution (see 2.23); • Damage to utilities and structures of surrounding homes (see 2.3 - 2.7); • Basement too large (see 2.2); • Car parking issues (see 2.22). <p><i>An objection from 21 Rona Road was withdrawn following revisions made to the development.</i></p>
<p>CAAC/Local groups* comments: *Please Specify</p>	<p>Mansfield CAAC has objected:</p> <p>Over development (see 2.2); Front dormer does not meet guidance and would affect streetscene (see 2.2); Dormers not traditional (see 2.2); Second floor extension unacceptable (see 2.2).</p> <p>Do not object to subdivision or single storey rear extension.</p>

Site Description

The subject site is located on the west side of Rona Road and is a mid-terrace, three storey Victorian property. The property is not listed but lies within the Mansfield Conservation Area and makes a positive contribution to the character of the area. The rear garden includes a single sycamore tree.

Relevant History

None.

Relevant policies

National Planning Policy Framework 2012

London Plan 2015 consolidated with amendments since 2011

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP16 The transport implications of development

DP20 Movement of goods and materials

DP21 Development connecting to the highway network

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and lightwells

DP28 Noise and vibration

DP32 Air quality and Camden's Clear Zone

Camden Planning Guidance 2013/2015

CPG1 Design

CPG4 Basements and lightwells

CPG6 Amenity

Mansfield Conservation Area Statement December 2008

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for the excavation of a single storey basement, a ground floor rear and side infill extension (5m wide, 3.6m high and 8m deep), the replacement of first floor closet wing (3.4m wide, 3.3m high and 7.2m deep) with roof terrace above, a replacement rear dormer, rear rooflight, two additional rooflights and one replacement rooflight to the front roofslope and subdivision of the property into two units.
- 1.2 The proposed basement would be the full width of the property, 2.8m deep and 18.3m in length stretching from the front garden to just beyond the ground floor extension. It would include a front lightwell with a grill above, rear walk on rooflight and a 'winter garden' or enclosed courtyard adjacent to the original rear wall.
- 1.3 The ground floor extension would be full width (5.6m), 3.6m high with a sloped roof measuring 3.4m at the boundaries and 8.1m deep from the original rear wall (1m off first floor closet wing). The first floor closet wing replacement would be 3.4m wide and 3.3m high with a 6.6m depth. The terrace would be 20.5sqm with a metal balustrade, 1.1m high around the perimeter and a privacy screen on the east boundary.
- 1.4 The property will be subdivided into two units. Flat 1 (171sqm) would be over the ground and basement level and be three bedrooms at basement level and a living area at ground floor. Flat 2 (142sqm) would include a living area at first floor, two bedrooms at second floor and a third bedroom in the loft.

2.0 Assessment

2.1 The main issues for consideration are:

- Basement Impact;
- Design;
- Residential Amenity;
- Transport;
- Trees and Landscaping;
- Other matters.

2.2 The proposal has been revised to include a number of changes since its original submission. In particular the second floor extension has been removed, the front dormer has been removed and replaced with rooflights, the rear extensions shall now be brick to match the main property (rather than timber cladding) with more traditional fenestration details and the first floor closet wing shall not extend beyond the depth or width of the other extensions in the terrace.

Basement Impact

2.3 Policy DP27 states 'In determining applications for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The council will only permit basement development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. It 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 runoff or causing other damage to the water

environment; and avoid cumulative impact upon structural stability or water environment in the local area.

- 2.4 It further states that, the Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. The supporting justification states 'although basement developments can help to make efficient use of the borough's limited land it is important that this is done in a way that does not cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas or the natural environment'.
- 2.5 Owing to the building being located in an area of constraint for slope stability in accordance with DP27 and CPG4, the Basement Impact Assessment (BIA) has been subject to independent verification by Campbell Reith. A BIA was submitted with the application which was undertaken by SubStructural for the structural aspect and 'esi' for the groundwater aspects. The report writers have suitable qualifications.
- 2.6 The BIA documents have been independently assessed by Campbell Reith in line with the requirements of CPG4. Campbell Reith requested additional information, which has been further assessed with Campbell Reith concluding: subject to detailed design and the agreement of a party wall award, the BIA has identified the potential impacts arising out of the basement proposals and describes suitable mitigation.
- 2.7 As such, officers consider that based on the expert advice from Campbell Reith the applicant has demonstrated that the proposal would accord with the requirements of policy DP27 and associated Camden Planning Guidance. A condition will require the applicant to submit details of a qualified engineer to inspect, approve and monitor the critical elements of both the temporary and permanent construction works throughout their duration.

Design

- 2.8 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within Policy DP24 are relevant to the application; development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.9 Camden Planning Guidance 1 Design paragraph 4.10-4.15 states that extensions should be designed proportionally in relation to the existing buildings and groups of buildings and in particular should be secondary to the building being extended in terms of form, scale and proportions.
- 2.10 CPG4 goes on to state that in number, form, scale and pane size, basement windows should relate to the façade above. They should normally be aligned to the openings above and be of a size that is clearly subordinate to the higher level openings so as not to compete with the character and balance of the original building.
- 2.11 The Mansfield Conservation Area Appraisal and Management Strategy advises: *The conservation area retains its clearly visible historic rooflines, which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted.*
- 2.12 *Within the Mansfield Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not*

be acceptable where they would diverge significantly from the historic pattern.

- 2.13 *The Council will normally resist basement development fronting the highway due to its impact on the appearance of the conservation area.*
- 2.14 The proposal has been revised since it was originally submitted as discussed in point 2.2 above. The materials are now sympathetic to the main building as are the revised fenestration details. The front lightwell has been revised to be more sympathetic to the conservation area. The rear additions would be subordinate to the host property and are not considered to harm the host building or the conservation area particularly due to the location at the rear of the site.
- 2.15 The proposed development is not considered to result in a precedent as each case is assessed on its own merits. The proposal has been revised significantly since it was originally submitted to reduce the overall bulk and to reduce the extent of the basement.
- 2.16 The front lightwell has been revised to present a more discreet appearance in the front garden. A walk on glazed rooflight has been amended to a grill and the front boundary treatment shall screen views into the lightwell. The lightwell is to be planted out at basement level and the level of lightspill would be minimal due to the location of light source below ground level.
- 2.17 The materials have been revised since the original submission from timber cladding at the rear to brick matching the main property. The majority of the development is at the rear of the property and therefore not considered harmful to the conservation area. The revisions have meant that the proposal is now considered acceptable in terms of design.

Residential Amenity

- 2.18 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be 'designed to protect the privacy of both new and existing dwellings to a reasonable degree' and that the Council 'aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers'.
- 2.19 The proposal is not considered harmful in terms of residential amenity. Whilst some additional bulk would be added to the rear, the rear will generally be in line with the terrace as a whole. A timber privacy screen of 1.7m in height shall be required to be installed (details of which shall be provided to the Council and approved prior to occupation) and maintained thereafter to ensure no direct overlooking would occur between the subject site and the property to the east. Any other residential windows are too far for direct overlooking. The proposal would not result in loss of light to neighbouring properties given the extent and height of the extensions which are similar to neighbours either side.
- 2.20 Construction hours are controlled by Section 60 of the Control of Pollution Act (COPA) 1974 and are set as 08:00 until 18:00 Monday to Friday and 08:00 until 13:00 on Saturdays. No noisy works should be carried out on Sundays and Bank Holidays. Construction shall not be permitted outside these hours. The Council is not able to control the duration of construction; however the permission must be implemented within three years of granting the consent. The Council cannot control pigeons nesting at a site.
- 2.21 A 1.7m high privacy screen between the subject site and 17 Rona Road (as a condition of consent) would ensure privacy for both properties and provide outdoor amenity space for the upper floors flat.

Transport

- 2.22 Development policy DP18 states that the Council seeks to ensure that developments provide the minimum necessary car parking provision. The Council expects development to be car free in the Central London Area, the town centres of Camden Town, Finchley Road/Swiss Cottage, Kentish Town, Kilburn High Road and West Hampstead, and other areas within Controlled Parking Zones that are easily accessible by public transport. The site is located in the Mansfield conservation area and the Belsize controlled parking zone (CA-B) which operates between 0830 and 1830 hours on Monday to Saturday. After assessing the parking assessment provided by the applicant, the transport team have confirmed a car-free S106 requirement would not be required as the parking stress is significantly less than 90%.
- 2.23 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).
- 2.24 The primary concern is public safety but also the need to ensure construction traffic does not create (or add to existing) traffic congestion in the local area. 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 construction management plan will be required prior to the implementation of the development. This will be secured via legal agreement.
- 2.25 It is Council policy to secure a financial contribution for highway remedial works for any development which could cause damage to the public highway. The Council needs to be able to repair any damage to the public highway which could result from the development. A financial contribution has been requested for highway remedial works secured by s106 legal agreement.
- 2.26 Development Policy DP18 (Paragraphs 18.12 and 18.13) requires development to provide cycle parking facilities in accordance with the minimum requirements of our cycle parking standards (Refer to Appendix 2 of Camden Development Policies document). We also expect development to provide cycle parking facilities in accordance with the minimum requirements of the London Plan.
- 2.27 The proposed residential development consists of 2 units with 2 bedrooms or more. Therefore 4 cycle parking spaces are required to meet the London Plan's minimum cycle parking requirement. Two cycle spaces are proposed in the front garden and while this is below the minimum requirement, it is considered acceptable as the proposal is conversion of an existing dwelling into two and there is limited space to provide space for four cycles.

Trees and Landscaping

- 2.28 Policy CS15 states that the Council will protect and improve sites of nature conservation and biodiversity by numerous methods including protecting trees and promoting the provision of new trees and vegetation including additional street trees.
- 2.29 The applicant has submitted an arboricultural report to accompany the application. A Tree Officer has reviewed the information submitted with the application. The subject site contains one mature tree to be removed and replaced with a new tree. The arboricultural report has recommended tree protection measures during construction works and this would be secured by condition. Soft landscaping is proposed in the front garden as well as

in the internal courtyard and rear garden. The application is acceptable in terms of trees and landscaping, subject to a condition for full details of the landscaping scheme, including details of replacement tree planting.

Other Matters

- 2.30 Housing is the priority of the LDF and the proposal would provide one additional residential unit. New residential dwellings are encouraged in order to provide additional housing in accordance with policies CS6 and DP2 of Camden's LDF. Policy DP5 (Homes of different sizes) seeks to provide a range of unit sizes to meet demand across the borough. Policy DP5 includes a Dwelling Size Priority Table and the expectation is that any housing scheme will meet the priorities outlined in the table. The proposal is 2x 3 bedroom units which are identified as 'medium' priority in the borough. The residence is private and subdivision to create one additional unit does not trigger affordable housing requirements. The proposal would provide two good sized units and is therefore supported.
- 2.31 Policy 3.5 of the London Plan promotes high quality design of housing development that takes into account its physical context, local character, density, tenure and land use mix and relationship with, and provision for public, communal and open spaces taking into account the needs of children and older people.
- 2.32 From 1st October 2015 the planning authority are no longer able to apply Lifetime Homes Standards, housing designed in line with our wheelchair design guide, and our space standards for dwellings in CPG2. New build residential developments now must comply with the national space standards (reflected in the London Plan) and access standards in Part M of the Building Regulations.
- 2.33 New development should conform to the minimum space standards set out in Table 1 of the 'Technical housing standards- nationally described space standards March 2015'. The proposed 2 x three bedroom residential units measure 171sqm and 142sqm respectively. Both units therefore are above the required 102sqm for three bedroom six person flats over two storeys. The flats would provide adequate standard of residential accommodation in terms of useable floor area and would be considered acceptable in terms of standard of accommodation.
- 2.34 As the proposal would involve the creation of a new residential use, it will be liable for the Mayor's and Camden's Community Infrastructure Levy (CIL). A standard informative will be attached to the decision notice drawing CIL liability to the Applicant's attention.

3.0 Recommendation

3.1 Grant planning permission subject to s106 legal agreement for:

1. Construction Management Plan;
2. Highways Contribution.

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 3rd May 2016. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

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www.camden.gov.uk/planning

Application Ref: **2015/4436/P**

04 May 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:
19 Rona Road
London
NW3 2HY

Proposal:

DECISION
Conversion of 6 bedroom house into two flats (2 x 3 bedroom units) including excavation of single storey basement with front lightwell, erection of ground infill and first floor rear extension, rear dormer roof extension, creation of second floor roof terrace, installation of front and rear rooflights and replacement windows throughout.

Drawing Nos: 000 Rev A, 0001 Rev A, 0002 Rev A, 1000 Rev D, 1002 Rev F, 1003 Rev F, 1004 Rev F, 1101 Rev G, 1201 Rev E, 1202 Rev D, 4000 Rev A, Design and Access Statement, Amended Planning Views, Basement Impact Assessment (Structural & Civil Engineering Only), SubStructural Calculations P3 (30/07/2015), SubStructural Basement Impact Assessment (Supplemental information), Arboricultural and Planning Impact Assessment Report (20th May 2015), Town Planning & Heritage Statement (30 July 2015), esi Basement Impact Assessment (Surface Water and Groundwater) 63108R1Rev2 December 2015, L15_088_04/501 Rev P3, L15_088_04/505, L15_088_04/506 Rev P3, Schedule of Condition (3 December 2015), Drain Doctor Report 01707 371785 (20/07/2015), SubStructural Calculations Basement Design Philosophy and Scia Engineer L15-088-04.

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 policies 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:

000 Rev A, 0001 Rev A, 0002 Rev A, 1000 Rev D, 1002 Rev F, 1003 Rev F, 1004 Rev F, 1101 Rev G, 1201 Rev E, 1202 Rev D, 4000 Rev A, Design and Access Statement, Amended Planning Views, Basement Impact Assessment (Structural & Civil Engineering Only), SubStructural Calculations P3 (30/07/2015), SubStructural Basement Impact Assessment (Supplemental information), Arboricultural and Planning Impact Assessment Report (20th May 2015), Town Planning & Heritage Statement (30 July 2015), esi Basement Impact Assessment (Surface Water and Groundwater) 63108R1Rev2 December 2015, L15_088_04/501 Rev P3, L15_088_04/505, L15_088_04/506 Rev P3, Schedule of Condition (3 December 2015), Drain Doctor Report 01707 371785 (20/07/2015), SubStructural Calculations Basement Design Philosophy and Scia Engineer L15-088-04.

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

- 4 No development shall take place until full details of hard and soft landscaping including details of 1 replacement tree have been submitted to and approved by the local planning authority in writing. 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 policy 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.

- 5 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. 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 policy 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.

- 6 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.

- 7 A 1.7 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected at 2nd floor level on the boundary with 17 Rona Road prior to commencement of use of the roof terrace and shall be permanently retained.

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

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 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

DRAFT

DECISION