

Mrs Laura Webster
CBRE
Henrietta House
Henrietta Place
London
W1G 0NB

Application Ref: **2015/0921/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

7 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Council's Own Permission granted under Regulation 3 Granted Subject to a Section 106 Legal Agreement

Address:

**Vacant site adjacent to no 11 Crogsland Road
London
NW1 8HF**

Proposal:

Redevelopment of vacant site by the erection of a 6 storey building comprising a day centre (Class D1) on the ground floor and 38 extra-care residential flats (Class C3) on the upper floors, plus roof terraces, communal gardens and minibus parking.

Drawing Nos: Existing- AA4796- 2030, 2031; Proposed- AA4796- 2000D, 2005B, 2006E, 2007E, 2010C, 2013, 2020D, 2021, 2023, 2024, 2040B, 2041A, 2042B;

Design and Access Statement, revised 13.3.15 (by PRP), Affordable Housing Statement (by CBRE), Air Quality Assessment (by Ramboll), Contamination Report (by PBA), Construction Management Plan (by EC Harris), Daylight & Sunlight Assessment and associated appendices (by GVA), Energy Statement (by URS), Ecological Report (by Greengage), Flood Risk Assessment (by Peter Brett Associates), Noise Impact Assessment (by Ramboll), Planning Statement (by CBRE), Statement of Community Involvement (by CBRE), Sustainability Statement (by URS), Transport Statement (by Peter Brett Associates), Arboricultural Report, revised 13.5.15 (by Greengage), UXO Report (by Zetica)



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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details including elevations and sections of all windows, external doors and gates, ventilation grilles, cladding, balustrades and railings;
- b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 of the London Borough of Camden Local Development Framework Development Policies.

- 3 A sample panel of the facing brickwork, demonstrating the proposed colour, texture, face-bond and pointing, shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The use of the building shall not commence until the internal corridor windows at all levels facing north are obscure glazed and fixed shut. The windows shall be permanently retained as such 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.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to occupation of the building, full details of hard and soft landscaping, biodiversity enhancements and means of enclosure of all un-built, open areas shall be submitted to and approved by the Council. Such details shall show hard surfacing to be of a permeable construction wherever possible. 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.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the 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 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 Prior to the commencement of any works on site, details demonstrating how trees to be retained 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 Construction" and should include details of appropriate working processes in the vicinity of trees, and details of an auditable system of site monitoring. 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.

- 9 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority before any works on site are commenced. 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 will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 10 Before the use commences, sound insulation shall be provided for the new building in accordance with the recommendations of the Noise Impact Assessment hereby approved. The use shall thereafter not be carried out other than in accordance with the approved scheme.

Reason: To safeguard the amenities of the occupiers and users of the flats 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.

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

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

- 12 Details of the roof plant, ventilation extract ducts etc. and any associated acoustic screening shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun

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

- 13 At least 28 days before development commences, the remediation measures as outlined in the Contamination Report hereby approved shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

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

- 14 Before the development is occupied, the minibus service bay within the site shall be clearly marked out in thermoplastic paint stating "No Parking". Thereafter, at no time shall any goods, vehicles, plant equipment or other obstruction be left in this area and the markings shall be permanently maintained and retained unless prior written consent is given by the local planning authority.

Reason: In order to satisfactorily provide for the turning of vehicles within the site and in the interests of highways and pedestrian safety in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 15 Before the development commences, details of secure and covered cycle storage area for 8 cycles, plus additional cycle stands for 4 visitors, shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

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

- 16 Prior to first occupation of the development, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and

permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

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

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 18 Prior to commencement of development, details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 19 Prior to the first occupation of the development, 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.

- 20 The development hereby permitted shall be carried out in accordance with the following approved plans- Proposed- AA4796- 2000D, 2005B, 2006E, 2007E, 2010C, 2013, 2020D, 2021, 2023, 2024, 2040B, 2041A, 2042B;

Design and Access Statement, revised 13.3.15 (by PRP), Affordable Housing Statement (by CBRE), Air Quality Assessment (by Ramboll), Contamination Report (by PBA), Construction Management Plan (by EC Harris), Daylight & Sunlight Assessment and associated appendices (by GVA), Energy Statement (by URS), Ecological Report (by Greengage), Flood Risk Assessment (by Peter Brett Associates), Noise Impact Assessment (by Ramboll), Planning Statement (by CBRE), Statement of Community Involvement (by CBRE), Sustainability Statement (by URS), Transport Statement (by Peter Brett Associates), Arboricultural Report, revised 13.5.15 (by Greengage), UXO Report (by Zetica).

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

21 NEED FOR A LEGAL AGREEMENT

In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement, no works shall be progressed on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with * in this notice of planning permission.

Reason: In order to define the permission and to secure development in accordance with policy CS19 of the London Borough of Camden Local Development Framework Core Strategy.

- 22 * The Class C3 residential units on the upper floors hereby approved shall be occupied and retained as such in perpetuity as Affordable Housing, as defined in the London Plan, and shall not be available for market sale or rent.

Reason: To ensure that the future occupation of the building remains in accordance with the stated intentions for the site and provides sufficient affordable housing in the development, in accordance with policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

- 23 * The housing floorspace provided on this site shall be considered as an 'affordable housing credit' on any future residential redevelopment on the existing Charlie Ratchford day centre site opposite in Belmont Street, subject to the following criteria-

- i) the credit relates to all the affordable housing proposed by current application 2015/0921/P;
- ii) the credit has a value of 3568sqm (measured as gross internal area of affordable residential floorspace excluding communal areas);
- iii) the credit may only be used for an application for redevelopment of the existing Charlie Ratchford day centre site in Belmont Street for market housing purposes;
- iv) the credit may only be used if proposed market housing at the existing Charlie Ratchford site exceeds affordable extra-care housing at the current application site so that the 50% target within policy DP3 will apply to the additional market housing;
- v) the credit may only be used for a period of 10 years from the date of the issue of planning permission reference 2015/0921/P.

Reason: To ensure that the future redevelopment of the existing Charlie Ratchford

Centre site in Belmont Street, in conjunction with the development hereby approved in Crogsland Road (ref 2015/0921/P), provides sufficient affordable housing overall for both sites, in accordance with policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

- 24 * Prior to first occupation of the development hereby approved, the landowner would ensure through agreement that each new resident is informed of the Council's policy that they shall not be entitled (unless they are the holder of a disabled person's badge issued pursuant to s. 21 of the Chronically Sick and Disabled Persons Act 1970) to be granted a Residents Parking Permit to park a vehicle in a residents parking bay and shall not be able to buy a contract permanently to park within any car park owned, controlled or licensed by the Council.

Reason: In order to ensure that there is no additional parking pressure within the vicinity, in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 and DP19 of the London Borough of Camden Local Development Framework Development Policies.

- 25 * No development (excluding enabling works) shall commence before a contract has been entered into with the Local Highway Authority to secure the removal of existing entrance crossovers and construction of new crossovers as appropriate and the reinstatement of level public footways adjacent to the site.

Reason: To ensure that the pedestrian environment is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

- 26 * No development (excluding enabling works) shall commence before an amendment has been made to the existing Traffic Management Orders by the Local Highway Authority to secure the relocation of residents parking bays to facilitate servicing proposals in Crogsland Road.

Reason: To ensure that the onstreet parking capacity of Crogsland Road is maintained in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17, DP18, DP19 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

- 27 * Prior to commencement of the development (excluding enabling works), confirmation that the necessary measures to secure the necessary highway works and amendments to the Traffic Management Orders for the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the scheme has an acceptable impact on the adjacent

highway and provides an attractive safe and secure environment, in accordance with policies CS5, CS11 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

- 28 * Prior to commencement of the development (excluding enabling works), confirmation that the necessary measures to secure provision of public realm improvements in the local area shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the impact of the scheme on transport facilities and the environment generally is mitigated, in accordance with policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 29 * No part of the development (excluding enabling works) hereby approved shall be commenced until a Construction Management Plan setting out measures for ensuring highway safety and managing transport, deliveries and waste throughout the demolition and construction period, has been submitted to and approved by the Council. The measures contained in the Construction Management Plan shall at all times during the construction phase remain implemented.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 30 * No part of the development hereby approved shall be occupied until a Delivery and Servicing Management Plan, setting out measures for managing deliveries, has been submitted to and approved by the Council. The measures contained in the Service Management Plan shall at all times remain implemented.

Reason: In order to ensure that the servicing of the development does not significantly impact on the existing transport system and to accord with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 31 * Prior to commencement of the development (excluding enabling works), a detailed statement shall be submitted to and approved by the Council, showing how the BREEAM 'Excellent' target for the development shall be achieved (based on the Sustainability Statement and Energy Statement hereby approved). Prior to occupation of the development, a post-construction review (with appropriate certificates) shall be submitted to and approved by the Council, demonstrating that the approved targets have been met for the site and that the development has been constructed and fitted out accordingly.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 32 * Prior to occupation of the development, the applicant will have constructed and implemented all the renewable energy measures contained in the Energy Statement hereby approved (or in any revised reports subsequently approved) and such measures shall be permanently retained and maintained thereafter. The measures shall include the installation of meters to monitor the energy output from the approved renewable energy systems.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 33 * Prior to commencement of the development (excluding enabling works), confirmation that the necessary measures to secure delivery of carbon reduction measures elsewhere shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the scheme makes adequate provision for appropriate energy and resource efficiency measures in the area, in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 34 * Within 6 months date of the works commencing on site, a contract shall have been entered into with the local authority to:
- a) Provide a minimum of 5 work placement opportunities of not less than 2 weeks each and a minimum of 5 construction trade apprentices, to be recruited via the Kings Cross Construction Skills Centre, the Council's construction training centre in York Way.
 - b) An agreement to use reasonable endeavours to work with the Kings Cross Construction Skills Centre to provide opportunities to Camden residents to apply for construction vacancies on the site with a target of 20% of the construction workforce to comprise Camden residents.
 - c) An agreement to liaise with i-CAM2, the Council's local procurement service, in relation to the tendering of contracts and to use reasonable endeavours to provide opportunities for local businesses to tender for the supply of goods and services during the construction of the development.
- The development shall be constructed in accordance with this agreement.

Reason: To secure local employment and training opportunities to local unemployed people during the construction phase and to source goods and services from local businesses in accordance with policy CS8 of the London

Borough of Camden Local Development Framework Core Strategy.

- 35 * Prior to commencement of the development (excluding enabling works), confirmation that the necessary measures to secure the employment of 5 construction trade apprentices shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the scheme makes adequate provision for training and employment opportunities during the construction phase of major developments in the area, in accordance policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

- 36 * Prior to the first occupation of any of the new residential units hereby approved, the Class D1 day care centre shall be constructed, fitted out and made available for occupation to the satisfaction of the Council.

Reason: To ensure the provision of a replacement day care centre in accordance with the requirements of policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 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 Noise and Licensing Enforcement Team, 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 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 4 This permission is granted without prejudice to the necessity of obtaining consent

under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk).

- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Environment Services (Recycling) on 0207 974 6914/5 or on the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 7 You are advised that all wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended). All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the vegetation shall not be removed until the fledglings have left the nests.
- 8 You are advised that Thames Water makes the following comments on waste and water matters. Any proposal to discharge groundwater into a public sewer requires approval from Thames Water. You should take account of the minimum water pressure in your design. Further advice can be sought from Thames Water Developer Services on 0800 009 3921.
- 9 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

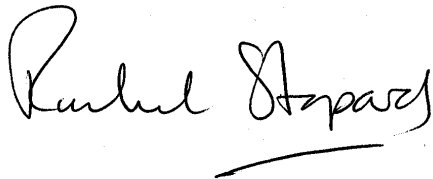
- 10 You are advised to take account of the findings of the UXO Report (by Zetica) regarding unexploded bombs on the site and to adopt appropriate precautionary measures and a risk mitigation strategy here.

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

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities