

# 2016/1771/P

## Land to the East of Malden Road



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**1 Ariel view**



**2 Ariel view**



### 3 View north up Malden Road



### 4 View from site





## 5 Other views



## 6 Proposed east elevation



## 7 Proposed front elevation



## 8 Proposed rear elevation from courtyard of flats



<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>01/07/2016</b>
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>	
<b>Officer</b>			<b>Application Number(s)</b>		
Zenab Haji-Ismael			2016/1771/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Land to the East of 3 Malden Road London NW5 3HS			See 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>					
Redevelopment of the site to provide 9 residential units (2 x 1 bedroom 6 x 2 bedroom and 1 x 3 bedroom) and associated landscaping.					
<b>Recommendation(s):</b>		Granted Subject to a Section 106 Legal Agreement			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	63	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>A site notice was displayed on 13 April 2016 and a press notice was issued on 14 April 2016.</p> <p>One neighbouring resident objected to the proposal on the following grounds</p> <ul style="list-style-type: none"><li>○ The proposal ignores the placemaking agenda as it does not include a commercial unit at ground floor level</li><li>○ Omission of ground floor commercial space and detrimental impacts on the function of the neighbouring businesses</li><li>○ The listed pub next door could potentially be adversely be affected by the proposal</li><li>○ The site was sold as part of the CIP and the Council is unlikely to benefit from the value of the sale</li></ul> <p><i>Officer response:</i></p> <ul style="list-style-type: none"><li>• Please refer to paragraph 3.3 of the report</li><li>• Please refer to paragraphs 5.1 to 5.6 of the report</li><li>• It is understood that the site was sold at auction by the Council. The full realisation of the value of the sale is not a relevant planning matter</li></ul>					
Local groups comments:	<p>Shipton, Stone Gate &amp; Leysdown Tenants and Residents Association submitted a petition signed by 28 residents in objection to the proposal.</p> <p>The proposal is thought it would be too tall, large and deprive the residents at Shipton House of light and privacy.</p> <p><i>Officer response: Please refer to part 5 and 6 of the report.</i></p>					

## Site Description

The application site lies to the south western side of Malden Road and covers approximately 378.74sq.m. The site comprises an area of land that was previously annexed to the St Silas Estate. The site is currently surrounded by hoardings and is formed of hardstanding surface. The site was disposed of by the London Borough of Camden at public auction in 2014.

The site is at the rear of the Fiddler's Elbow Public House and surrounded predominantly by dwellings forming part of the St Silas Estate, which are purpose built blocks ranging from 6-19 storeys and by ancillary public recreation space. Additional uses include retail units fronting Malden Road and the Fiddler's Elbow directly to the south. The site does not lie within a conservation area.

The site is in a highly sustainable location with close proximity to the Kentish Town West Overground Station and bus routes along Prince of Wales Road/ Malden Road. The application site benefits from a PTAL of 5 – *very good* confirming an exceptionally accessible location.

## Relevant History

None

## Relevant policies

National Policy Planning Framework 2012- paragraphs 18-22, 47-55 and 126-141.

The London Plan 2016

## LDF Core Strategy and Development Policies

LDF Core Strategy and Development Policies 2010

CS1 – Distribution of growth

CS3 – Other highly accessible areas

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS8 – Promoting a successful and inclusive economy

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

CS18 – Dealing with our waste and encouraging recycling

CS19 – Delivering and monitoring the Core Strategy

DP2 - Making full use of Camden's capacity for housing

DP5 – Homes of different sizes

DP6 – Lifetime homes and wheelchair homes

DP13 – Employment premises and sites

DP16 – The transport implications of development

DP17 – Walking, cycling and public transport

DP18 – Parking standards and limiting the availability of car parking

DP20 – Movement of goods and materials

DP22 – Promoting sustainable design and construction

DP23 – Water



DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

DP29 – Improving access

## **Supplementary Planning Policies**

CPG1 – Design (2013)

CPG2 – Housing (2015)

CPG5 – Town centres, retail and employment (2011)

CPG7 – Transport (2011)

CPG8 – Planning Obligations (2015)

## **Assessment**

### **1.0 Proposal**

- 1.1 Planning permission is being sought for the erection of a four storey building, with a setback fifth floor building to accommodate 9 units (2x1 bedroom 6 x 2 bedroom and 1 x 3 bedroom).

#### *Revisions*

- 1.2 The applicant has revised the proposal at ground floor level to reduce the massing to the rear to reduce the impact on the amenity of neighbouring residents and the massing at the fourth floor level to improve the impact on the townscape.
- 1.3 Officers also requested that the mix of units should be improved and as a consequence 2 x 2 bedroom units have been altered to 2 x 1 bedroom units, so the number of 2 bedroom units has been reduced from 8 to 6. This in turn has improved the overall layout of the proposal and the mix of units in accordance with policy requirement.

### **2.0 Assessment**

2.1 The principal considerations material to the determination of this application are summarised as follows:

- Land Use
- Standard of residential accommodation
- Design
- Amenity
- Transport
- Sustainability
- Section 106 and CIL

### **3.0 Land Use**

#### *Continued use of open space*

3.1 The site comprises approximately 378 sqm therefore policy CS15 of the Camden Core Strategy does not apply. Policy CS15 requires any sites in excess of 400sq.m to be assessed for continued/future potential for open space within existing housing estates and to meet identified demand. In this regard, the St Silias Estate has benefitted from recent improvements to the adjacent area of public open space (in excess of 400sq.m) which serves existing residents. Furthermore, the hard surfaced

area had no formal use. The disposal briefing identified this site as an opportunity to provide residential accommodation; therefore the continued use of this space as open space is not being sought.

#### *Change of use to residential*

3.2 Policy CS1 (Distribution of growth) promotes efficient use of land and buildings in Camden and supports growth in accessible locations. Housing is identified as the priority land use in Policy CS6. The proposal which seeks to provide 9 units is therefore considered appropriate at this site and supported in land use policy terms.

#### *Commercial unit at ground floor level*

3.3 Neighbouring residents have objected to the basis that the applicant should provide an active frontage at ground floor level. This has been explored by the applicant however it has been found to be unviable to provide a commercial unit at ground floor level. The site is not located within a designated town centre or shopping area and therefore the applicant is not required to provide a commercial unit at ground floor level. It is acknowledged that there are shop along Malden Road, but the proposal would not compromise or harm the viability and character of the area as a result of the proposal. The proposal would provide residential units which are a priority land use, this approach is considered acceptable.

#### *Affordable housing*

3.4 The proposal provides approximately 993 sqm GEA floor space and provides adequate unit mix, on this basis the proposal does not trigger an affordable housing contribution, which can only be sought when site have the capacity for 10 or more units, or provide 1000sqm or more of floorspace.

### **4.0 Standard of residential accommodation**

4.1 Policy DP5 seeks to provide a range of unit sizes to meet demand across the Borough. In order to define what kind of mix should be provided within residential schemes Policy DP5 includes a Dwelling Size Priority Table and the expectation is that any housing scheme will meet the priorities outlined in the table and will provide at least 40% 2-bed units. The Council encourages the creation of additional residential accommodation provided that it meets acceptable standards. 2 x 1 bedroom, 6 x 2 bedroom and 1 x 3 bedroom flats are proposed; this unit mix is considered to be appropriate and acceptable.

4.2 All flats would be accessed via an entrance on Malden Road. This door provides access to a lift and staircase leading to all upper floors, cycle parking that would be provided at ground floor level and access to the lift which would also serve all upper floors. Refuse storage is also proposed at ground floor level for the residential units.

4.3 Each flat would be entirely self-contained, would have adequate natural light, outlook and ventilation and would exceed the floorspace standards set out in National Housing Standards. The proposed units are to be dual aspect. The habitable rooms would receive adequate levels of daylight and sunlight. Each unit is considered to meet the GLA minimum standard for amenity space through the provision of terraces.

4.4 Policy DP6 requires all new dwellings be designed to meet Lifetime Homes standards. The design and access statement has been submitted with the application which has set out how the proposed flats have been designed to comply with part M of the building regulations.

## **5.0 Design**

5.1 The site is surrounded by purpose built blocks ranging from 6-19 storeys and ancillary public recreation space. Additional uses include retail units fronting Malden Road and the Fiddler's Elbow Public House which is Grade II listed directly to the south.

5.2 Immediately to the north of the proposed site is a six storey purpose built block. The proposed massing, a 4-storey building with a setback 5<sup>th</sup> storey is considered to be of an appropriate scale in this context. The proposed top floor set back, creating a transition in scale between the purpose built block and the listed public house. The setting of the listed building has been considered in coming to the recommendation. The height, scale and detailed design of the proposed development is considered not to harm the setting of the neighbouring listed building.

5.3 The proposal adopts the typical Georgian terrace proportions, of tall window openings set in a London stock brick facade. In deference to the listed public house, the base of the building acts as a pedestal to the upper floors, while a cornice line at parapet level further picks up on the adjoining building.

5.4 The brick framed frontage features chamfered brick infill panels are proposed to alternate bays to modulate the façade. The ground floor is further recessed in a dark brick, echoing the adjoining listed building, with planted amenity spaces set behind railing and hedge planting adjoining the pavement. The attic storey is set back and clad in a bronze copper cladding, with flat-weltd seams.

5.5 To the rear, the proposed building continues the brick vocabulary, but with a more contemporary fenestration that picks up on the horizontals of the listed building and nearby Shipton House access balconies

5.6 The proposal is considered to be of an appropriate proportion, composition, scale and orientation optimising the site without harming the adjacent Listed Building. The proposal is considered to be in accordance with policies CS14, DP24 and DP25.

### *Impact on the Listed Building*

5.7 The proposed flank wall would feature vertical brick bandings in textured brick or an alternative colour, a condition has been secured requesting details and sample of the proposed materials, colour and detailed decorative brickwork to ensure the proposal sits comfortably in the setting of the listed building. It is considered subject to detail, the proposal would not harm the setting of the Grade II listed Fiddler's Elbow Public House.

## **6.0 Neighbouring amenity**

### *Daylight/ Sunlight*

6.1 The Daylight & Sunlight Report produced by Lumina states that as the site is an open cleared

site, it is inappropriate to strictly apply the numerical targets in the BRE Guidelines and that instead, alternative numerical targets should be followed as advised in Appendix F of the BRE Guidelines.

6.2 The residential properties on the opposite (east) side of Malden Road (2 Malden Road to 20 Malden Road) will comfortably satisfy the BRE Guidelines in terms of impact on existing lighting conditions, the absolute residual VSC values will be in excess of 27% VSC.

6.3 One window in Leysdown will experience a loss of VSC marginally above the BRE Guidelines but still achieve a residual VSC value of 26.14%, just 0.94% below the target for low density suburban housing, which in a built-up urban environment is acceptable. This is on the basis that the BRE advises that the change in internal Daylight Distribution within that room will be barely perceptible.

6.4 The only material change in lighting conditions will be within Shipton House which is perpendicular to the site and where the windows currently receive a proportion of daylight from the gap over the Application Site and in front of the present six storey Leysdown. Shipton House also suffers from the canopy-effect of the projecting access walkways which significantly reduce direct sky visibility resulting in low VSC values.

6.5 Ground floor bedroom window in Shipton House will record a relatively low VSC values, but although that absolute residual VSC values are low, the rooms affected are largely bedrooms, and the amount of light remaining will still be adequate for such rooms to continue to be used as a bedroom.

6.6 The proposal is unlikely to detrimentally harm outlook or result in unacceptable overshadowing. The residents most likely to be impacted by the proposed development would be residents in one part of a flat in Shipton House.

6.7 Although the proposed development will impact the current levels of light received by neighbouring occupiers as set above, the proposed development will not result in unreasonable impact on the amenity of neighbouring residents. The proposal is considered to be acceptable on this basis.

#### *Noise*

6.8 The proposed site sits next to a live music venue and a busy road in terms of traffic. The applicant has submitted a noise assessment which has duly been considered. Furthermore the plant room is located beside a bedroom at ground floor level.

6.9 The applicant will be expected to provide higher than normal specification glazing to achieve the internal acoustic comfort standards required and alternative means of ventilation. All others would need to be fitted with acoustic trickle vents. A condition is recommended which would ensure the future applicants are not subject to unreasonable noise levels particularly those at ground floor level.

### **7.0 Energy and Sustainability Assessment**

7.1 The Energy and Sustainability Assessment produced by King Shaw Associates sets out that the Design proposes a 35% reduction in CO<sub>2</sub> emission against Building Regulations 2013. The applicant proposes to incorporate building fabric enhancements (above current building regulations requirements) to increase the energy efficiency of the building. These enhancements mean that the development will use less energy, by maximising the opportunities for conserving resources and energy through good spatial design, passive environmental control, high quality construction (low



carbon materials) and detailing. This report describes the approach to the design of a low carbon development.

7.2 The assessment highlights the energy hierarchy of 'mean, lean, green' has been followed. The rationale is that it is more feasible and cost effective to consider energy reduction through passive design principles to reduce demand (mean), then applying system efficiency measures (lean) to meet end use energy demand efficiently, before finally considering the use of renewable technologies (green).

7.3 The design approach to the new building is to 'Reduce Demand' by passive measures and ensuring the future fit-out does not impose unnecessary energy demands on the building. The building form has been carefully reviewed to maximise natural means to control the internal environment and minimise energy demands. The building will take advantage of daylight, whilst blocking the solar gains by adopting a very low g-value glazing and overhangs where possible.

7.4 In order to ensure the proposal attains the proposed energy and sustainability values a planning obligation is recommended within the Section 106 legal agreement

## **8.0 Transport**

8.1 The site is well located for pedestrian access to local facilities and there is a network of well-established cycle routes in the wider area. There are 6 regular bus services, and 3 nightly bus services operating on roads in the vicinity of the site providing access to 60 buses per hour throughout the week. Kentish Town West, and Chalk Farm underground stations are within a 360m walk distance of the site providing access to around 29 trains in the morning peak hour.

8.2 Policy DP17 and DP18 require development to provide for the needs of cyclists. The London Plan cycle parking standard has a higher requirement and is most up to date and relevant standard. For this development, Table 6.3 of the London Plan requires 18 cycle spaces for the residential units which should be provided at ground floor level or in an easily accessible location. The proposal includes the provision of 20 secure cycle parking spaces at ground floor level; this is considered to be acceptable. The proposed development is to be car free, a clause is recommended within the legal agreement to that effect.

8.3 DP21 seeks to protect the safety and operation of the highway network. For some developments this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP) secured via S106. Due to the scale and kind of this development a CMP is required. Any occupation of the highway, such as for hoarding, skips or storage of materials, will require a licence from Highways Management and this, along with the existing on-street waiting and loading controls to ensure the work is carried out in such a way as to not adversely affecting the safety or operation of the public highway. It is recommended that the CMP be secured by Section 106 legal agreement.

### *Refuse Collection*

8.4 Refuse collection will be made from Malden Road with bins being wheeled from their storage positions at the northern boundary of the development at ground floor level to the street on the appropriate days. General deliveries will also be made from Malden Road. The frequency of deliveries and refuse collection will be very low and will reflect the existing servicing arrangements to other premises on Malden Road. The scale of the proposed development means this established practice

will not materially alter and therefore is deemed acceptable.

## **9.0 Community Infrastructure Levy**

9.1 This proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm or one unit of residential accommodation. Based on the Camden and Mayor's CIL charging schedule and the on information provided, the CIL is likely to be £496,500 and £49,650 (£500 x 993 and £50 x 993 sqm (GIA). This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, and subject to indexation in line with the construction costs index.

## **10.0 Conclusion and Recommendation**

10.1 The redevelopment at the Land to the east of 3 Malden Road is considered to be acceptable. Whilst the proposal would slightly impact the residential amenity of part of Shipton House, this is not considered to be so detrimental to warrant a refusal. The proposal would provide nine residential units of an appropriate mix which meet the national housing standards. The proposal would provide a building that would be of an appropriate variety, scale and design found along this stretch of the road. Overall the redevelopment of the site is considered to be acceptable.

10.2 Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-

- Car free
- Open space contribution - £12,749
- Highways contribution - £7,200
- Construction management plan
- Sustainability and energy

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11th July 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

CgMs  
140 London Wall  
7th Floor  
London  
EC2Y 5DN

Application Ref: **2016/1771/P**

08 July 2016

Dear Sir/Madam

**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:

**Land to the East of 3 Malden Road  
London  
NW5 3HS**

Proposal:

Redevelopment of the site to provide 9 residential units (2 x 1 bedroom, 6 x 2 bedroom and 1 x 3 bedroom) and associated landscaping.

Drawing Nos: 1601\_P\_100, 1601\_P\_101, 1601\_P\_110, 1601\_P\_120, 1601\_P\_121, 1601\_P\_122, 1601\_P\_123, 1601\_P\_124, 1601\_P\_125, 1601\_P\_200, 1601\_P\_201, 1601\_P\_202, 1601\_P\_203, 1601\_P\_204, 1601\_P\_205, 1601\_P\_230, 1601\_P\_231, 1601\_P\_232, 1601\_P\_233, 1601\_P\_234, 1601\_P\_310, 1601\_P\_311, 1601\_P\_401, 1601\_P\_402.

Supporting documents: Planning Statement - RPS CgMs March 2016; Heritage Statement - RPS CgMs March 2015, Air Quality Assessment (including checklist) - Goodhand Acoustics March 2016; Contamination report - RPS December 2015; Design and Access Statement - JPA April 2016; Daylight/Sunlight Assessment - Lumina London Limited March 2016; Energy Statement - King Shaw Associates March 2016; Lighting Strategy - Lighting Bureau March 2016; Noise Assessment - Moir Hands March 2016; Outline Construction Management Plan - Cottee March 2015; Waste Management Strategy - Cottee March 2015; Transport Statement - Cottee March 2015 and Travel Plan - Cottee March 2016.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1601\_P\_100, 1601\_P\_101, 1601\_P\_110, 1601\_P\_120, 1601\_P\_121, 1601\_P\_122, 1601\_P\_123, 1601\_P\_124, 1601\_P\_125, 1601\_P\_200, 1601\_P\_201, 1601\_P\_202, 1601\_P\_203, 1601\_P\_204, 1601\_P\_205, 1601\_P\_230, 1601\_P\_231, 1601\_P\_232, 1601\_P\_233, 1601\_P\_234, 1601\_P\_310, 1601\_P\_311, 1601\_P\_401, 1601\_P\_402.

Supporting documents: Planning Statement - RPS CgMs March 2016; Heritage Statement - RPS CgMs March 2015; Air Quality Assessment (including checklist) - Goodhand Acoustics March 2016; Contamination report - RPS December 2015; Design and Access Statement - JPA April 2016; Daylight/Sunlight Assessment - Lumina London Limited March 2016; Energy Statement - King Shaw Associates March 2016; Lighting Strategy - Lighting Bureau March 2016; Noise Assessment - Moir Hands March 2016; Outline Construction Management Plan - Cottee March 2015; Waste Management Strategy - Cottee March 2015; Transport Statement - Cottee March 2015 and Travel Plan - Cottee March 2016.

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

- 3 Detailed drawings and samples of materials as appropriate 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 1:10 of all windows, ventilation grills, external doors and gates;

b) Plan, elevation and section drawings and glazing panels of the new shopfronts at a scale of 1:10;

c) 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.

- 4 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas 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 policy CS14 [if landscape details], [CS15 if trees only and/or in CA] of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [if landscape details] of the London Borough of Camden Local Development Framework Development Policies.

- 5 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). The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To safeguard the amenities of the premises 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.

- 6 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely [eg. living room and kitchen above bedroom of separate dwelling]. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the premises 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.

- 7 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the premises 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.

- 8 The proposed development shall not be occupied until the whole of the cycle parking provision shown on the approved drawings is provided. The whole of the cycle parking provision shall be permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email [env.health@camden.gov.uk](mailto:env.health@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) 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 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.

The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

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**

Supporting Communities Directorate

**DECISION**