

Cullinan Studio  
5 Baldwin Terrace  
London  
N1 7RUApplication Ref: **2014/4726/P**

15 October 2015

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:  
**85 Camden Mews**  
**London**  
**NW1 9BU**

## Proposal:

Erection of two storey side and rear extensions following demolition of existing garage and rear extension, replacement roof, and excavation of basement.

Drawing Nos: Site Location Plan 85\_CM\_P01 Rev P01; P02b Rev P01; P03 Rev P01; P04 Rev P01; P05 Rev P01; P06 Rev P01; P07 Rev P01; P10 Rev P01; P11 Rev P01; P12 Rev P02; P13 Rev P01; P20 Rev P01; P30 Rev P01; P40 Rev P01; P60; P61; P100; P101; 85\_CM\_BIA\_01 Rev B; 02 Rev A; 03 Rev B; 06 Rev A; 07 Rev A;

Design and Access Statement Rev P01 by Cullinan Studio dated 18/07/2014; Construction Management Plan dated 17th August 2015; Construction Management Programme dated 17th August 2015; Basement Impact Assessment (Site Investigation) by Southern Testing dated January 2015; Structural Engineers Construction Method Statement Rev P3 by Axiom Structures dated April 2015; Outline Structural Calculations by Axiom Structures Ltd dated April 2015 Rev P1; Structural Stability Report Rev B by John Romer; Ground Movement Report by Geotechnical Consulting Group dated 05/03/2015; Structural Calculations by CS Ltd dated March 2015; Basement Impact Assessment (Screening/Scoping Report) by Southern Testing dated January 2015; BIA Assumed Construction Sequence; Construction Method Statement by West Design and Build dated October 2014

Independent Review by LBH Wembley dated 08/12/2014; Independent Review (Updated) by LBH Wembley dated 23/03/2015; Email from LBH Wembley dated 15/04/2015; Email from LBH Wembley dated 14/05/2015

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

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

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

Condition(s) and Reason(s):

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

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

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

Site Location Plan 85\_CM\_ P01 Rev P01; P02b Rev P01; P03 Rev P01; P04 Rev P01; P05 Rev P01; P06 Rev P01; P07 Rev P01; P10 Rev P01; P11 Rev P01; P12 Rev P02; P13 Rev P01; P20 Rev P01; P30 Rev P01; P40 Rev P01; P60; P61; P100; P101; 85\_CM\_BIA\_01 Rev B; 02 Rev A; 03 Rev B; 06 Rev A; 07 Rev A;

Design and Access Statement Rev P01 by Cullinan Studio dated 18/07/2014; Construction Management Plan dated 17th August 2015; Construction Management Programme dated 17th August 2015; Basement Impact Assessment (Site Investigation) by Southern Testing dated January 2015; Structural Engineers Construction Method Statement Rev P3 by Axiom Structures dated April 2015; Outline Structural Calculations by Axiom Structures Ltd dated April 2015 Rev P1; Structural Stability Report Rev B by John Romer; Ground Movement Report by Geotechnical Consulting Group dated 05/03/2015; Structural Calculations by CS Ltd dated March 2015; Basement Impact Assessment (Screening/Scoping Report) by Southern Testing dated January 2015; BIA Assumed Construction Sequence; Construction Method Statement by West Design and Build dated October 2014  
Independent Review by LBH Wembley dated 08/12/2014; Independent Review

(Updated) by LBH Wembley dated 23/03/2015; Email from LBH Wembley dated 15/04/2015; Email from LBH Wembley dated 14/05/2015

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

- 4 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) Manufacturer's specification details of all roofing and facing materials including a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

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

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

- 5 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of the new residential unit.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.

- 6 Details of the location, design and method of waste storage and removal, shall be submitted to and approved by the local planning authority in writing. The storage as approved shall be provided prior to the first occupation of the new house and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Before any works hereby authorised begin, details of how the stability of the retained front (south eastern) and side (north eastern) elevations of the building will be maintained and protected shall be submitted to and approved by the Council. Such details shall include both temporary and permanent measures to strengthen any wall or vertical surface, to support any floor, roof or horizontal surface and to provide protection for the building against the weather during progress of the works. The development shall not be carried out other than in accordance with the approved details.

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.

- 8 For the avoidance of doubt, the fabric of the south eastern and north eastern facades of the building shall be retained as part of the development hereby permitted.

Reason: In the interests of proper planning and clarity and in order to demonstrate that the facade is a fundamental element of the scheme hereby approved and 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.

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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring

buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 4 The London Borough of Camden introduced the Community Infrastructure Levy (CIL) on the 1st of April 2015 to help pay for local infrastructure. This is in addition to the Mayoral CIL which helps fund the Crossrail introduced 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 the CIL charge.

The proposed CIL charge will be calculated in accordance with the regulations set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended). For further information on the Camden CIL or Mayoral CIL charge please refer to the information on the Camden website which may be accessed via the following link: [http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset\\_id=3298006](http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3298006)

You are required to assume liability and notify the CIL team on commencement using the forms that can be downloaded from the planning portal; <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will issue an assumption of liability setting out the calculation and CIL demand notice setting out the method of payment accordingly. 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 queries to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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**