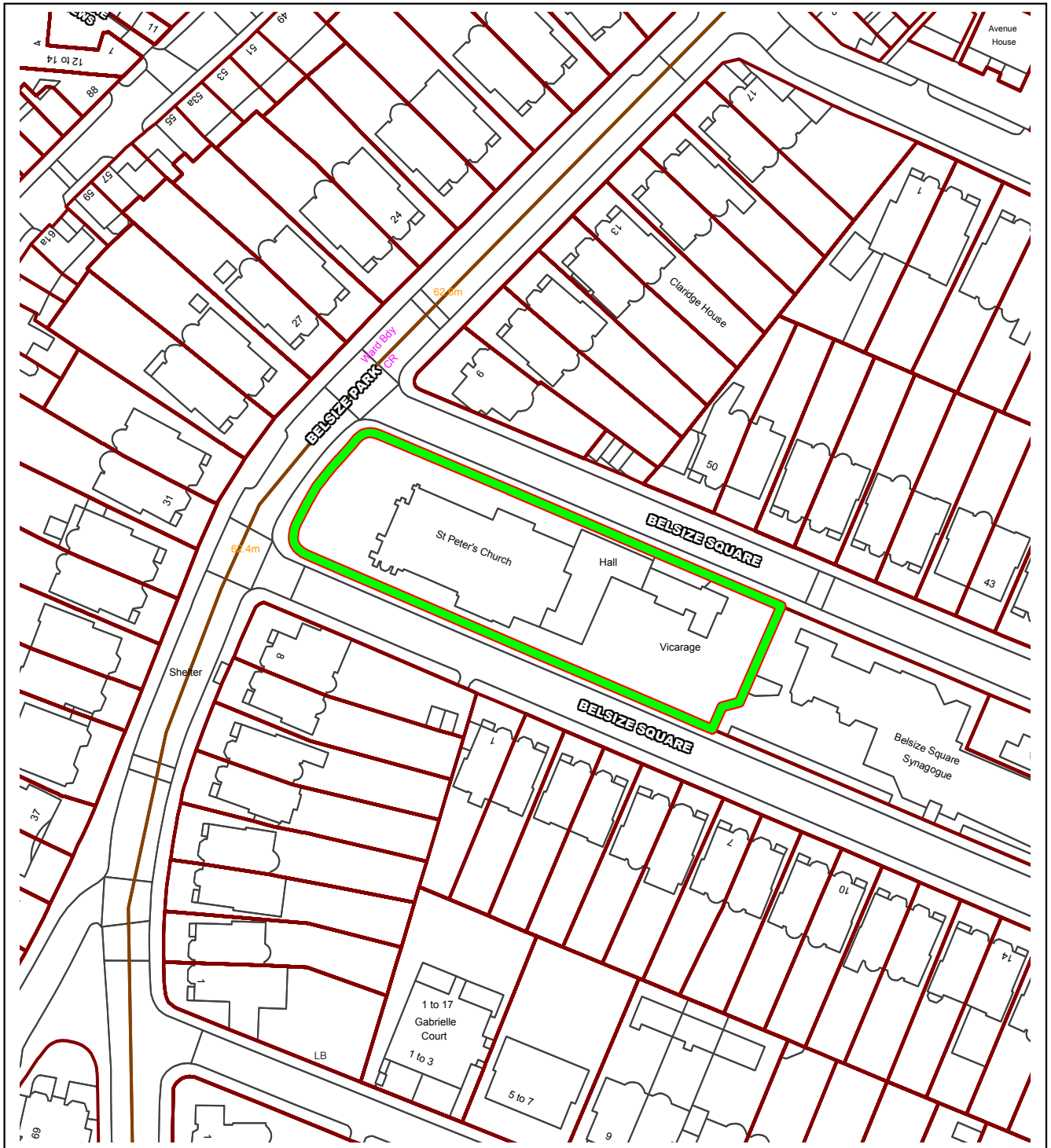


St Peter's Vicarage, 53 Belsize Square 2016/2470/P



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Photo 1: Aerial photo showing the application site and the Listed St Peter's Church to the left.



Photo 2: Existing Vicarage (front elevation).



Photo 3: St Peter's Church.



Photo 4: Belsize Square nursery (to the left) and Synagogue (taken from the southern side of Belsize Square).



Photo 5: Taken on the northern side of Belsize Square looking east towards the nursery and synagogue.



Photo 6: Existing vicarage.



Photo 7: Existing entrance to the vicarage. The Church hall is shown to the right.



Photo 8: Rear view of the vicarage (photo taken on the southern side of Belsize Square).

Delegated Report		Analysis sheet	Expiry Date:	29/06/2016
(Members Briefing)		N/A / attached	Consultation Expiry Date:	27/07/2016
Officer			Application Number(s)	
Laura Hazelton			2016/2470/P	
Application Address			Drawing Numbers	
St Peters Vicarage 53 Belsize Square London NW3 4HY			Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Demolition of existing vicarage and erection of a terrace comprising a replacement 3 bedroom vicarage with 1 bed flat above and a further 2 x 4 bedroom terrace houses with associated hard and soft landscaping.				
Recommendation(s):	Grant conditional planning permission 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	04	No. of responses	01	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>The application was advertised in the local press between 09/06/2016 and 30/06/2016, and multiple site notices were displayed between 03/06/2016 and 24/06/2016.</p> <p>The owner/occupier of Flat 2, Gabrielle Court, Lancaster Grove made the following comment:</p> <p>Belsize Square originally was a garden square with a church on one end. In order to retain some semblance of the square I would suggest that all development be held back from the pavements by at least 5m and all trees retained and augmented.</p> <p><u>Officer response</u></p> <ol style="list-style-type: none"> <i>Please refer to section 7.5 for a detailed response regarding setback from the pavement.</i> <i>Please refer to section 10 (landscaping and impact on trees).</i> 					
CAAC/Local groups comments:	<p>Historic England – recommend that application should be determined in accordance with national and local policy guidance and on the basis of the Council’s specialist conservation advice.</p> <p>The Belsize Conservation Area Advisory Committee (CAAC) commented as follows:</p> <p>No objection to the design, height or form of the proposed terrace of 3 houses, but our opinion is that the new buildings would relate better to their surroundings if they were rendered and painted white or cream, like the classic stucco of the houses surrounding the Square, as the proposed narrow stone block cladding does not relate well either to the style of the church stonework or the red brick of the former rectory to the east of the site. We also expect the retained trees on site to be properly safeguarded during the demolition and rebuilding.</p> <p><u>Officer response</u></p> <ol style="list-style-type: none"> <i>Please refer to section 5.7 for an assessment of the proposed materials.</i> <i>Please refer to section 10 (landscaping and impact on trees).</i> <p>The Belsize Residents’ Association objected on the following grounds:</p> <p>The proposal has insufficiently addressed the southern elevation to Belsize Square. Judging from site sections however, it appears that the proposed building bulk would permanently remove the current aspect of the garden beyond. That would represent an unwelcome change to this area where otherwise tall terraced houses are set apart by public and private gardens and trees. BRA objects to overdevelopment of green areas in the locality and would consequently object to this proposal too.</p> <p><u>Officer response</u></p> <p><i>Please refer to section 5 for a full assessment of the proposed bulk, layout and design of the development.</i></p>					

Site Description

The application site currently comprises the St Peter's Church vicarage house and sits on the Belsize Square 'island' located in the Belsize Park Conservation Area. The existing vicarage is still in use as a vicarage associated with St Peter's Church (C3 use). Unlike many squares in London, the central island is not an open space but one that is filled with large buildings and their private gardens. The types of building within the island vary considerably in terms of architectural style and use. The buildings surrounding the square however, are typical 19th century Italianate villas.

The building has not been identified as making a positive contribution to the conservation area in the Belsize Conservation Area Statement.

To the west of the site lies the Grade II listed St Peter's Church and to the east sits the Belsize Square Synagogue. The vicarage was built around 1957 as an extension to the 1869 St Peter's Church. The existing site features a modest three storey building which is a typical post war building of its time, located to the northern boundary of the site.

Relevant History

TP43903/94/19 - The erection, in principle of a new Vicarage on, and the use for such purpose of the land coloured pink and forming part of the site of St. Peter's Vicarage, Belsize Square, Hampstead. Granted 09/12/1948.

TP43903/07/02/50 - The use of St. Peter's Vicarage, Belsize Square, Hampstead, as a place of worship and for the social or recreational activities of the religious body using the buildings. Granted 20/03/1950.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

LDF Core Strategy and Development Policies

CS1 - Distribution of growth
CS5 - Managing the impact of growth and development
CS6 - Providing quality homes
CS11 - Promoting sustainable and efficient travel
CS13 - Tackling climate change through promoting higher environmental standards
CS14 - Promoting high quality places and conserving our heritage
CS18 - Dealing with waste

DP2 - Making full use of Camden's capacity for housing
DP5 - Housing size mix
DP17 - Walking, cycling and public transport
DP18 - Parking standards and the availability of car parking
DP19 - Managing the impact of parking
DP22 - Promoting sustainable design and construction
DP23 - Water
DP24 - Securing high quality design
DP25 - Conserving Camden's heritage
DP26 - Managing the impact of development on occupiers and neighbours
DP29 - Improving access

Camden Planning Guidance 2013/2015

CPG1 - Design
CPG2 - Housing
CPG3 Sustainability
CPG6 - Amenity
CPG7 - Transport

Belsize Conservation Area Statement 2002.

Assessment

1.0 Proposal

1.1 Planning permission is sought for the following development:

- Demolition of the existing vicarage building to the northern boundary of the application site;
- The erection of a terrace comprising a replacement 3 bedroom vicarage with 1 x bedroom flat above and 2 x 4 bedroom terrace houses;
- Removal of 8 trees; and
- Associated hard and soft landscaping.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Principle of demolition in a conservation area;
- Land use;
- Design (the principle of the development and the impact of the proposal on the character and appearance of the Belsize Conservation Area);
- Standard of residential accommodation;
- Amenity (the impact of the proposal on the amenity of the adjoining occupiers);
- Transport;
- Sustainability;
- Landscaping and impact on trees;
- Refuse and recycling

3.0 The principle of demolition in a conservation area

3.1 The existing vicarage was constructed in the 1960s as a replacement to the original vicarage and is considered to be of limited architectural or historic value. The Belsize Conservation Area Statement describes how the scale and proportions of the vicarage are not in keeping with other buildings within the street, and it is not described as making a positive contribution to the conservation area.

3.2 The 'island' on which the existing building sits is characterised by a variety of types and styles of buildings, with no particular uniformity of architecture. No objection is raised to the building's demolition, subject to its replacement by a building of suitably high quality which would enhance the character and appearance of the area.

4.0 Land Use

New housing

4.1 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 (Providing quality homes). The principle of residential accommodation is therefore considered appropriate at this site and supported in land use policy terms.

Residential Density

4.2 The proposed density is 278 habitable rooms per hectare (hrh). LDF policies CS1 and DP2 encourage higher density development to maximise the use of land and the opportunities for more housing. They also state that densities should be in accordance with the London Plan matrix for density but promote densities at the higher end of this scale. It is therefore considered that a higher density and plot coverage would be appropriate here and would still respect the established form and grain of the neighbourhood.

4.3 The new dwellings would have a combined floor area of 737sqm, which would represent an uplift of 537sqm compared to the existing 200sqm vicarage.

Mix of residential units

4.4 Policy DP5 (Homes of different sizes) 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.

4.5 Aside from the replacement 3 bedroom vicarage, the development would provide 1 x 1 bedroom flat and 2 x 4 bedroom houses.

4.6 Policy DP5 describes 1 bedroom dwellings as being lower priority and 3 and 4 bedroom dwelling as medium priority. Although the development does not include any 2 bedroom units which are identified as very high priority, the Council acknowledges that there is a need and/or demand for dwellings of every size and the mix of unit sizes is considered acceptable.

5.0 Design

5.1 The NPPF paragraphs 126 to 141 contain relevant heritage specific policies. Policy CS14 of the LDF aims to ensure the highest design standards from developments. Policy DP24 of the LDF expects all developments to be of the highest standard and to consider the character, setting and context of neighbouring buildings. Policy DP25 of the LDF requires all developments in designated conservation areas to preserve and enhance the character and appearance of the area.

5.2 The Belsize Park Conservation Area Statement states that new development should be seen as an opportunity to enhance the Conservation Area. New developments should respect the existing built form and historical context of the area, local views, building lines, roof lines, elevation design and architectural characteristics, detailing, profile and materials. The CA statement recognises that there are a variety of building types and styles and development that is overtly modern will not be resisted providing it respects the existing layout.

Layout/bulk/height

5.3 The building would be three-storeys with a partially setback top floor fronting Belsize Square (north) and a series of single storey 'pavilions' to the rear. The single storey pavilions would be connected to the main part of the house by a glazed walkway, effectively creating an internal courtyard onto which the ground floor living rooms would open. On the northern side of each house would be a small front courtyard providing integrated cycle and bin storage behind a front wall and hedge.

5.4 The application includes a detailed analysis of the existing urban structure, grain and density of the surroundings, and the conclusions reached are considered robust and accurate. The majority of the built form

would be concentrated on the northern side of the site, in the approximate position of the existing vicarage. The small infill terrace has been very carefully designed in its layout and massing to provide high-quality new residential buildings in a tightly constrained context. The centre of Belsize Square is an evolved range, rather than an architectural set-piece like the tall stucco villas which line it, but the proposals would replace one of the lowest quality and least interesting of the existing buildings with good quality contemporary architecture. In doing so, the proposals will conserve the setting of the Grade-II listed ragstone St Peter's Church and hall, and successfully respond to the varied wider formal and material context of the varied twentieth-century red-brick synagogue complex within the square, and the stuccoed villas around.

5.5 In scale and massing, the proposal is submissive: its small-three-storey height sits comfortably beneath the eaves of the Church's nave and ridgeline of the Synagogue and nursery. In successfully responding to this context, the proposals will preserve and enhance the character and appearance of the conservation area.

Design

5.6 In terms of design, the houses would be of contemporary appearance comprising a partially setback upper floor with large window openings and extensive glazing throughout. The material palette would predominantly comprise a light coloured brick, bronze metalwork and glazing. The light brickwork would sit comfortably between the heavy stonework of the adjoining St Peters Church and the masonry of the nursery and synagogue to the east. The glazing would encase the articulation areas that divide the houses, providing relief from the brick façade and breaking down the overall mass of the terrace into 3 smaller volumes. Bronze metalwork would also be used for selected elements of the building highlighting the main entrances and creating a brise soleil to the balconies and the roof of the glazed corridors that divide the houses.

5.7 The choice of materials has been carefully considered to mediate between the new buildings and their immediate architectural and material contexts: specifically between Kentish ragstone and various redbrick tones. The architects propose a specific pale, thin brick – not stone cladding as the CAAC suggests. The Council's Conservation Officer does not agree with the CAAC's assessment that a rendered finish would better suit the context. The variety of un-rendered buildings in the centre of Square are the new buildings' material context, while the pale tone chosen defers to the grand, cream-coloured houses surrounding.

5.8 The contemporary design is considered acceptable in this location, and in accordance with Policy BE 20 of the Belsize Conservation Area Statement which states that overtly modern buildings will not be resisted provided they respect the layout, height, and scale of existing development in the Conservation Area.

6.0 Standard of residential accommodation

6.1 Policy DP5 seeks to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table. The London Plan 2016 sets out new nationally described space standards which all new dwellings, including conversion of existing residential units, must meet.

6.2 The proposal would provide a replacement 3 x bedroom vicarage with 1 x bedroom flat above, and 2 x 4 bedroom terrace houses. All dwellings would comfortably meet the London Plan standards for minimal internal floor areas and would be dual aspect which would ensure adequate outlook, daylight and ventilation. All bedroom sizes would meet minimum size standards and provide a good amount of internal storage space.

6.3 The ground floor of each unit would benefit from level, step-free access throughout, with the study room and adjacent WC being of an adaptable design that could be converted into a bedroom and shower room in the future.

6.4 The proposal provides good sized and well oriented private internal courtyards for the new vicarage and

two houses while the flat above the vicarage would have small balconies to the front and rear off the main living room and bedroom. Although the balconies are slightly smaller than CPG2 guidance recommends, they are considered acceptable due to the very large internal floor area of the flat.

6.5 Each property includes a ground floor living space to the rear of the site, linked to the main dwellinghouse by a glazed link. Although an unusual layout, this has the benefit of preventing overlooking between the application buildings and rear neighbours.

7.0 Amenity (the impact of the proposal on the amenity of the adjoining occupiers)

7.1 Policy CS5 (Managing the impact of growth and development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 (Managing the impact of development on occupiers and neighbours) seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

7.2 A daylight and sunlight assessment has been submitted with the application which examines the impact of the proposed development on the amount of daylight enjoyed by the neighbouring buildings. Habitable rooms in the following buildings were identified as potential sensitive receptors and were tested: Belsize Square Synagogue, nos. 3, 4, 5, 6, 46, 47, 48, 49 and 50 Belsize Square.

7.3 In line with the assessment criteria prescribed by the BRE Guideline, the report demonstrated that the reduction in daylighting to the windows of these buildings is less than the value that is considered to represent a notable impact. The assessment of the impact of the proposed development on the sunlight enjoyed by the neighbouring buildings has also shown that whilst there will be a reduction in the number of probable sunlight hours enjoyed by these windows, this reduction is within the limits prescribed by BRE as being acceptable.

7.4 In terms of privacy and overlooking, as mentioned above, the habitable room to the rear of the plots would restrict views from the rear windows of the new dwellinghouses to neighbouring properties to the south of the site on Belsize Square; and at a distance of approximately 25m between overlooking windows, the development is not considered to cause any further harm to the privacy of neighbouring residents than the current situation.

7.5 One comment was received following public consultation suggesting that the front elevations should be set back by at least 5m from the front pavement. The front elevation of the new dwellings would be set back by 3.6m from the front boundary. This is an increase of 50cm than the current vicarage and is considered acceptable

8.0 Transport and parking implications

8.1 Policy DP18 states that the Council expects new developments in areas of high on-street parking stress to be either car free or car-capped in the event that they would add greater pressure to the highways. The reasons for this are to facilitate sustainability, help promote alternative, more sustainable methods of transport and stop the development from creating additional parking stress and congestion.

Car parking

8.2 The application site is located within an area well-served by public transport, with a PTAL rating of 4 (above average). Therefore, the three new residential units will be secured as car-free via S106 agreement.

8.3 The applicant has submitted a parking technical note in support of the application which demonstrates that the development would result in minimal impact on the area's parking stress. The existing vicarage currently has no restrictions in obtaining a resident's parking permit, and has previously managed all parking demand with visitors' permits. As the vicarage will be rebuilt as part of the development, it is considered acceptable that it retains its existing parking rights.

Cycle parking

8.4 The London Plan sets out minimum standards for the provision of cycle parking, and requires 1 cycle parking space per 1 bedroom unit and 2 spaces per all other dwellings. The proposal provides integrated cycle storage for 2 cycle parking spaces for each property, slightly exceeding London Plan standards. Although the cycle storage is not internal, it is covered, fully enclosed, secure and step-free in accordance with CPG7 and London Plan standards and is therefore considered acceptable. The proposed cycle parking storage and its retention will be secured by condition.

Managing the impacts of construction on the surrounding highway network

8.5 Camden Development Policy DP20 states that Construction Management Plans (CMP) 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.

8.6 A draft CMP has been submitted with the application, and it is recommended that a full CMP is secured by S106 planning obligation should permission be granted.

Highway and Public Realm Improvements directly adjacent to the site

8.7 Development Policy DP21 states that 'The Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development'. The footway directly adjacent to the site could be damaged as a direct result of the proposed works. A financial contribution for highway works would be required to be secured by a section 106 planning obligation if planning permission is granted. This would allow the proposal to comply with Development Policy DP21. The removal of the driveway crossover and refreshing of any parking lines would also form part of the highways contribution.

9.0 Sustainability

9.1 All new-build minor residential development is expected to follow the hierarchy of energy efficiency, decentralised energy and renewable energy technologies set out in the London Plan (2011) Chapter 5 (particularly Policy 5.2) to secure a minimum 19% reduction in regulated CO2 emissions below the maximum threshold allowed under Part L 2013.

9.2 CS13 requires all developments to achieve a 20% reduction in CO2 emissions through renewable technologies (the 3rd stage of the energy hierarchy) wherever feasible. Policy DP22 expects sustainable design principles to be incorporated within the development, including ensuring development is capable of achieving a maximum internal water use of 105 litres per day.

9.3 The applicant has submitted an energy and sustainability statement in support of the application which demonstrates that the development will achieve a 27% overall carbon reduction from Part L baseline, with 7.05% reduction at the 'Be Lean' stage. Good u-values and levels of air tightness have been proposed.

9.4 The development will achieve a further 21% reduction through on-site renewables. The applicant has undertaken a feasibility assessment and determined solar PV to be most suitable for the development.

Therefore the development will include 14 x 327W panels. In addition, each of the units will achieve the water efficiency target of 105 litres per day.

9.5 The development is therefore considered acceptable in terms of energy and sustainability and would meet London Plan and Camden LDF targets.

10.0 Landscaping and impact on trees.

10.1 The site is densely planted with a number of trees that vary in species and condition, including Sycamore, Ash, Cherry, Apple, Laurel and Prunus trees. The proposed scheme involves the removal of 8 trees, which are all low quality, internal trees which the Council's Tree Officers do not consider to provide a significant level of visual amenity to the area, and have been identified as being low-quality, category C trees. The majority of the more significant trees around the perimeter of the site would be retained.

10.2 The scheme involves development within the root protection areas (RPAs) of the retained trees; which include a mixture of category B (moderate quality) and category C (low quality trees). The submitted arboricultural method statement and tree protection details demonstrate that the trees to be retained would be adequately protected during development. This document forms part of the approved drawings and it is therefore considered unnecessary to condition the submission of the tree protection details.

10.3 The proposed landscaping strategy is considered acceptable. The mixed native deciduous hedge proposed is considered suitable for the site and would provide some degree of screening and habitat and food for small birds. The proposed tree planting is considered acceptable, with new ornamental Viburnum and Amelanchier trees planted to the front gardens of the new dwellings.

10.4 The landscaping proposals also refer to green roofs on the rear single storey rooms of the new dwellings, and a condition would be attached requiring the submission of additional details of all green roofs to be submitted and approved by the Council.

11.0 Refuse and recycling

11.1 All new developments are required to provide adequate facilities for recycling and the storage and disposal of waste in accordance with Core Strategy Policy CS18 and Development Policy DP26.

11.2 Each house includes an external storage element integrated into the overall design of the scheme and landscape proposals. The store provides discreet storage for 2 large 240L wheelie bins and a 240L space for green waste per dwelling. The storage would be provided behind a new Yew Hedge along the front boundary and is not considered to cause harm to the character and appearance of the wider conservation area.

12.0 CIL

12.1 Where part or all of the new floor space is to be used for charitable purposes, this floor space is exempt from the payment of CIL. The applicant has claimed that the new vicarage and 1 bedroom flat would be charitable floor space and are therefore exempt.

12.2 The Mayoral CIL is calculated as follows:

Proposed floor area (737sqm) – existing floor area (200sqm) = 537sqm – charitable floor area subject to exemption, being the replacement vicarage (178sqm) and flat above which will be used to house clergy

and volunteers (65sqm) = 294 x 50 = £14,700.

12.3 The Camden CIL calculation is as follows:

Proposed floor area (737sqm) – existing floor area (200sqm) = 537sqm – charitable floor area subject to exemption, being the replacement vicarage (178sqm) and flat above which will be used to house clergy and volunteers (65sqm) = 294 x 500 = £147,000.

12.4 Evidence would need to be submitted to the Council demonstrating that the vicarage would constitute charitable development.

13.0 Recommendation

13.1 Grant planning permission, subject to a S106 agreement securing the development as car free, a financial contribution for highway works and construction management plan.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 30th 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 and search for 'Members Briefing'.

Maven Plan Limited
Unit 303A
Riverbank House
1 Putney Bridge Approach
London
SW6 3JD

Application Ref: **2016/2470/P**

25 August 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:

**St Peters Vicarage
53 Belsize Square
London
NW3 4HY**

Proposal:

DECISION
Demolition of existing vicarage and erection of a terrace comprising a replacement 3 bedroom vicarage with 1 bed flat above and a further 2 x 4 bedroom terrace houses with associated hard and soft landscaping.

Drawing Nos: 1984-01-DRG-001, 1984-01-DRG-002, 1984-01-DRG-003, 1984-01-DRG-004, 1984-01-DRG-005, 1984-01-DRG-106, 1984-01-DRG-050, 1984-01-DRG-051, 1984-01-DRG-052, 1984-01-DRG-053, 1984-01-DRG-100, 1984-01-DRG-101, 1984-01-DRG-102, 1984-01-DRG-103, 1984-01-DRG-200, 1984-01-DRG-201, 1984-01-DRG-202, 1984-01-DRG-203, 1984-01-DRG-204, 1984-01-DRG-300, 1984-01-DRG-301, 1984-01-DRG-302; Draft Construction Management Plan dated April 2016; Daylight and Sunlight Assessment dated April 2016; Design and Access Statement reference 1984-01; Sustainability & Energy Statement dated 14 April 2016; Landscape Document issue 3 dated 14 April 2016; Planning Statement dated April 2016; and Arboricultural Impact Assessment Report & Outline Method Statement ref: JNR/SPV/AIM/01b dated 25 April 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: 1984-01-DRG-001, 1984-01-DRG-002, 1984-01-DRG-003, 1984-01-DRG-004, 1984-01-DRG-005, 1984-01-DRG-106, 1984-01-DRG-050, 1984-01-DRG-051, 1984-01-DRG-052, 1984-01-DRG-053, 1984-01-DRG-100, 1984-01-DRG-101, 1984-01-DRG-102, 1984-01-DRG-103, 1984-01-DRG-200, 1984-01-DRG-201, 1984-01-DRG-202, 1984-01-DRG-203, 1984-01-DRG-204, 1984-01-DRG-300, 1984-01-DRG-301, 1984-01-DRG-302; Draft Construction Management Plan dated April 2016; Daylight and Sunlight Assessment dated April 2016; Design and Access Statement reference 1984-01; Sustainability & Energy Statement dated 14 April 2016; Landscape Document issue 3 dated 14 April 2016; Planning Statement dated April 2016; and Arboricultural Impact Assessment Report & Outline Method Statement ref: JNR/SPV/AIM/01b dated 25 April 2016.

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

- 3 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.

- 4 The tree protection measures and arboricultural method detailed in the Arboricultural Impact Assessment Report & Outline Method Statement ref: JNR/SPV/AIM/01b dated 25 April 2016 shall be installed and followed in line with BS5837:2012.

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.

- 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 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 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

- 6 Prior to the first occupation of the building 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 and to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment 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.

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

- 8 Detailed drawings 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) Typical glazing and door details at 1:10 in elevation and 1:1 in section.

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.

- 9 Before the development commences, details of secure and covered cycle storage area for 8 cycles 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.

- 10 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water)

- 11 The development hereby approved shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the approved sustainability statement (Sustainability and Energy Statement, by Maven Sustainability, dated 14th April 2016). Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards) and DP22 (Promoting sustainable design and construction).

- 12 The development hereby approved shall be constructed in accordance with the approved energy statement [Sustainability and Energy Statement by Maven Sustainability, dated 14th April 2016] to achieve a 27% overall reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy, and a 21% reduction in carbon dioxide emissions through renewable technologies.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards) and DP22 (Promoting sustainable design and construction).

- 13 Prior to first occupation of the buildings, 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.

- 14 The vicarage and 2 x 4 bedroom dwellings, as indicated on plan number/s hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement

team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 4 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.

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

Supporting Communities Directorate

Director of Supporting Communities