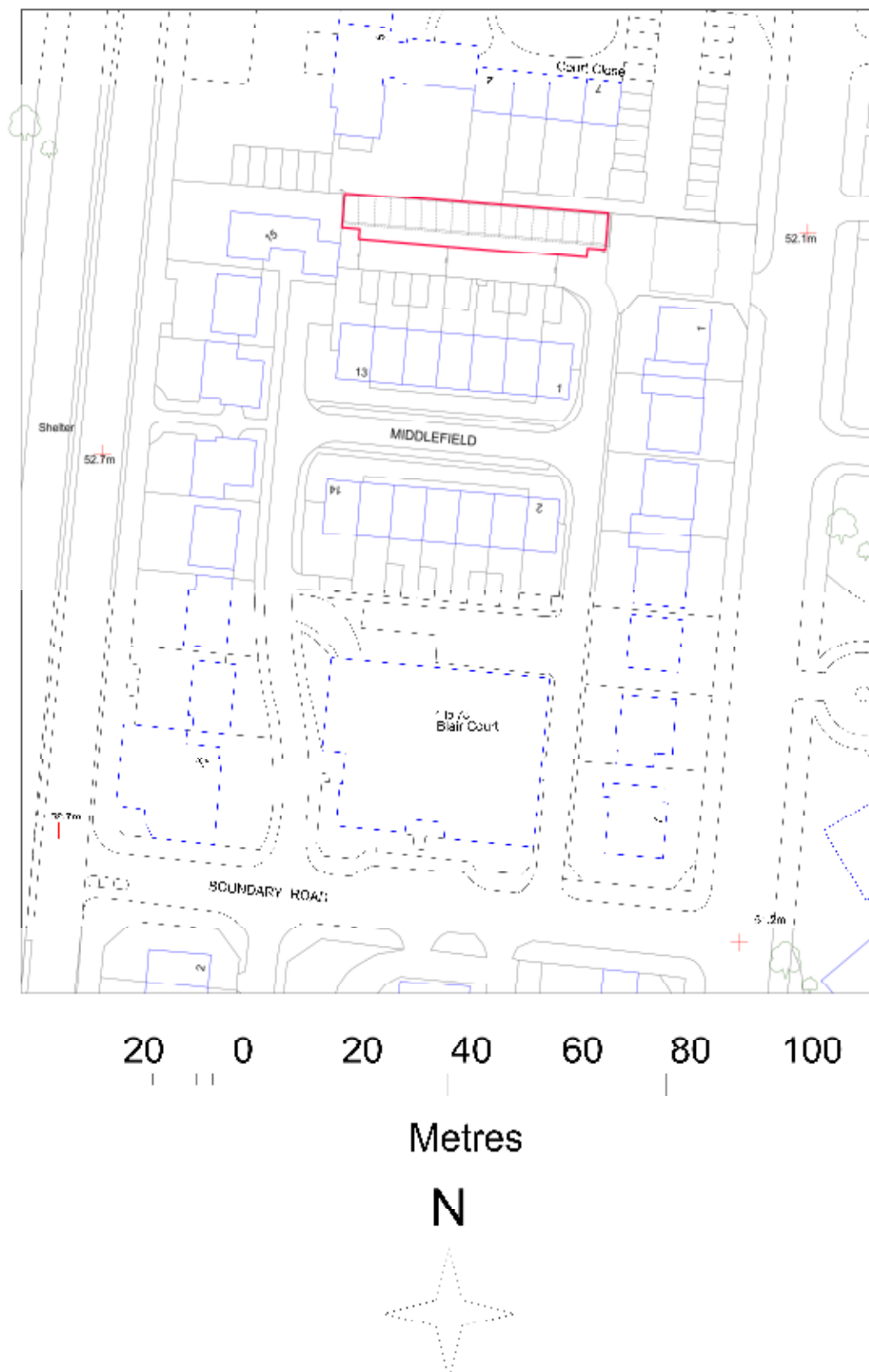


Land off Middlefield – Site location plan



Land off Middlefield – Pictures



View of the site from south looking north. Arrow shows the existing garages.



Existing garages.



Existing garages.



Rear of 1 to 13 Middlefield.



Application site garages (left) and rear of 1 to 13 Middlefield (right).



View of the site from St John's Wood Park.



View of the site from the vehicular entrance to Boydell Court. Arrow shows the properties of 4 to 7 Court Close.



Example of porch on a property facing St John's Wood Park.



Entrance to Middlefield through Boundary Road.

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	02/02/2016
		N/A / attached		Consultation Expiry Date:	06/01/2016
Officer			Application Number(s)		
Carlos Martin			2015/6681/P		
Application Address			Drawing Numbers		
Land off Middlefield London NW8 6ND			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of three 3-storey plus basement mews houses following demolition of 17 existing garages on land off Middlefield.					
Recommendation(s):		Grant 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	106	No. of responses	09	No. of objections	09
			No. Electronic	09		
Summary of consultation responses:	Site notice displayed from 16/12/2015 to 06/01/2016.					
	<p><u>8 objections received</u> from the owner/occupiers of 4 & 6 Court Close; 6 Mancroft Court; 1, 3 & 7 Middlefield; 1 St John's Wood Park; & Oakley Hough Limited on behalf of: Majorstake Limited, who hold the freehold interest of the flats and houses within Boydell Court; Luckworth Properties Limited, who hold the head leasehold interest of the flats and houses within Boydell Court; Boydell LLP who have the long leasehold in six apartments within Boydell Court; The owner of 7 Court Close; Trenchman Limited who are the owners apartment 1012 Boydell Court; and Saleland Limited who are the owners apartment 19 Boydell Court.</p> <p>1 objection from Cllr Andrew Marshall.</p> <p><u>Objections are based on the following grounds:</u></p> <ol style="list-style-type: none">1. This development would significantly increase the density of housing in the area;2. Proposal would result in loss of light to the garden and back of 4 Court Close, Boydell Court. The main windows to this property back onto the garden and being South facing the resulting loss of light would be significant. I would be unable to grow anything in the garden and would severely limit the use of my garden. The 3 storey development would tower over my garden and any windows would interfere with my privacy being too close to my property. A previous similar application has already been refused a few years ago and there has been no change to the situation which existed at that time.3. The demolition of 17 garages and the further demand for parking spaces as a result of the building of 3 additional Houses will make parking in the area (which is already at times at bursting point) even worse.4. There would be unnecessary noise and disruption to the area for probably 18, particularly if basements are excavated and built.5. The long term potential for the road having this new development would be positive but the developer must give consideration to compensating residents for the construction that will create havoc on our private road for a couple of years. Will he re-lay the roads, including adding proper electronic gating and new tarmac, as well as new paving for the entire road? How will the security issues be dealt with? Will he be providing CCTV as well as private security whilst any potential construction takes place?6. The back featureless wall of 10.7m high by 41.6m long of the proposed development will be visually extremely intimidating and oppressing when viewed from Boydell Court. It is totally out of character and an architectural disaster unlike any other building/structure within the area. This structure					

will only be around 16m from the main wall of the houses within Court Close and only 12m away from the back of any existing extension to these houses. The effect of such a high and long building, being to the south and so close to the houses will severely restrict the daylight and sunlight entering their rear gardens and make it impossible to maintain any plants within the garden and thus restrict their use.

7. The proposed development includes a roof terrace. This will enable the occupiers of the town houses to look directing into the gardens and windows of the houses within Court Close and into the windows of the flats within Boydell Court. This would give rise to an unacceptable loss of privacy to the residents of Boydell Court. The roof terraces will also overlook the gardens of 1-13 Middlefield and look straight into the bedrooms. There will also be noise which will be particularly annoying if people use the terraces late at night in the summer.
8. We live in a multi-cultural environment and the majority of the occupiers/owners of the flats and houses within Boydell Court will have already travelled back to their countries of origin to spend this festive season with their families. We ask you to seriously consider this point and extend the period in which you would be willing to receive formal objections/comments on the proposals.
9. Section 2.04 and 11.01 says no tree will be impacted but the pear tree at the edge of the gardens of No. 5 and No7 is subject to a Camden preservation order – how will its roots be protected if the land underneath is dug out and pile driven for the proposed basements?
10. Loss of view: at the moment trees and gardens of Boydell Court and Court Close can be seen from House 1-13 Middlefield but this view of greenery will be blocked out completely.
11. In Middlefield, which is horseshoe shaped, cars, school buses, taxis delivery vans and emergency vehicles drive up the western arm from Boundary Road, deposit or pick up passengers etc and continue on driving back to Boundary Road via the eastern arm. If the eastern road from Boundary Road to the building site is virtually occupied by delivery lorries and trucks all traffic to No 1-13 and 2-14 will have to reverse down the central road and western arm as there will be nowhere to turn –and indeed people will not be able to alight at their houses if lorries are allowed to reverse into the road between 1-13 and 2-14 as illustrated in the drawing TPHS/096/TR/005. No mention is made of the garage at No 7 (although the one at No 15 is featured). It should be noted that I require 24 hour access 365 days a year to my garage at no 7 at the rear of my garden as illustrated on various maps.
12. The current design infringes on the privacy of the residents of Middlefield as the front windows look directly into the back windows and gardens from a short distance, particularly the roof terraces which we consider completely inappropriate and invasive.
13. Notification of this proposal was given to me by one of my neighbours from the development behind Middlefield as she was surprised that Camden had not sent one to me to 1 St John's Wood Park.

Officer comments:

1. Housing is considered the priority land use of the Core Strategy and the

Council's other Local Development Framework documents. Policy CS1 (Distribution of growth) states that *"the Council will promote the most efficient use of land and buildings in Camden by expecting high density development in Central London, town centres and other locations well served by public transport"*. The area has a PTAL rating 5 (very good), i.e. it is well served by public transport. The proposal would not constitute a high density development and cannot be resisted on density grounds.

2. The submitted sunlight and daylight report is based on the Building Research Establishment (BRE) guide. According to this guide, diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value. The report shows that all the windows above ground floor level of no. 4 Court Close will meet the standards while the ground floor windows will be below and would lose between 5.7% and 7.7% of current daylight levels. There are no windows to the rear that may affect the privacy of this property. A horticultural report has also been submitted with the application. It concludes that the effect of the proposed development on planting on the garden of no. 4 Court Close would not be significant, as there is adequate light and an open aspect for the plants to continue to grow in their current state for the remainder of their expected lifespan.
3. Council policy support the provision of car-free housing in areas with good transport links as is the case of this site. The proposal would therefore be made car-free through a section 106 agreement.
4. Nuisance from building works is not a valid planning objection. However, a detailed construction management plan will be required by the section 106 agreement to ensure disruption for neighbours is kept at a minimum.
5. There is no provision in Council planning policy to request compensation for neighbours for building works disruption.
6. The originally proposed blank rear wall has been amended to incorporate three sections of living wall, architectural details and a rear sloping roof built with different materials to the wall. These amendments are considered to successfully replace the monotonous rear elevation originally proposed. The applicant has provided a horticultural report which concludes that the proposal would ensure that *"there is adequate light and an open aspect for the plants to continue to grow in their current state for the remainder of their expected lifespan."*
7. The elevation of the block of Boydell Court closer to the site is a blank wall. There are a number of windows on an elevation perpendicular to the rear of the application site. However, the angle of view would impede any direct overlooking of these windows and thus the privacy of the Boydell Court residents would be preserved. The rear windows of the properties of Court Close, as well as those on the Boydell Court directly facing the rear of the application site, are located at a distance of at least 18m from the rear of the proposed terraces. This is the minimum distance generally considered acceptable for facing windows of habitable rooms and therefore, it is considered that the impact on privacy would not be such as to refuse the application on these grounds. The size of the proposed terraces has been amended and significantly reduced. They are approx. 22 sq m as amended. Therefore it is not considered that they would be able to accommodate a large number of people at any one time and result in a significant noise nuisance on planning terms.

	<p>8. It is common practice to accept comments and objections from neighbours at any time as long as a decision has not been made.</p> <p>9. The audit of the basement impact report confirms that: <i>"It is stated there is no effect on the trees in the vicinity as the development is outside the root protection zone and the Maund report has now been made consistent with the Croft report to reflect this (these 2 reports are part of the Basement Impact Assessment). A Horticultural Statement also confirms this."</i></p> <p>10. The properties of 1-13 Middlefield have their gardens to the rear, therefore they would maintain an outlook of greenery. In addition, they benefit from views of greenery towards the front. Therefore, it is not considered that the proposal would result in an unacceptable loss of outlook.</p> <p>11. A detailed Construction Management Plan (CMP) will be required by a section 106 agreement. The CMP must ensure that neighbours are able to access their garages during construction.</p> <p>12. The neighbouring windows facing the front of the development are located at a distance of approx. 18.0m, which is the minimum distance generally required for facing windows of habitable rooms. Nonetheless, the applicants have amended the proposal to incorporate obscure glass on all bathroom windows to the front to reduce the perception of overlooking. Obscure glazing is not included as a condition given that officers do not consider it necessary; however mitigation of neighbours' concerns is welcomed.</p> <p>13. Our records show that a consultation letter was sent to 1 St John's Wood Park on 10/12/2015 along with the other 105 consultation letters.</p>
<p>CAAC/Local groups* comments: *Please Specify</p>	<p>None; not within CA.</p>

Site Description

The subject land off Middlefield is situated on the northernmost extent of Middlefield. Middlefield is a private road serving residential and garage uses, which is accessed off Boundary Road to the south. The site is occupied by a row of 17 single-storey garages. To the north the site adjoins the rear of Boydell Court, a development 10 storeys high plus rooms in the roof with a row of 4 3-storey houses. To the south, the site adjoins the rear of 1-13 Middlefield. 15 Middlefield lies to the west while additional garages adjoining to the east.

The site is not listed and does not form part of any conservation area.

Relevant History

None.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2015

LDF Core Strategy and Development Policies 2010

Local Development Framework Core Strategy

- 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 our waste and encouraging recycling
- CS19 Delivering and monitoring the Core Strategy

London Development Framework Development Policies

- DP2 Making full use of Camden's capacity for housing
- DP6 Lifetime homes and wheelchair housing
- DP16 The transport implications of development
- DP17 Walking, cycling and public transport
- DP18 Parking standards and limiting the availability of car parking
- DP19 Managing the impact of parking
- DP22 Promoting sustainable design and construction
- DP24 Securing high quality design
- DP26 Managing the impact of development on occupiers and neighbours)
- DP27 Basements and lightwells

Supplementary Planning Guidance

- CPG1 Design
- CPG2 Housing
- CPG3 Sustainability
- CPG4 Basement and lightwells
- CPG6 Amenity
- CPG7 Transport
- CPG8 Planning obligations

Assessment

1.0 Proposal

1.1 Planning permission is sought for the demolition of the existing unused garages and the erection of a terrace of three 3-storey plus basement 4-bedroom houses.

1.2 The proposed terrace would be built with red multi facing bricks. The composition is founded on an ashlar, limestone base, where the entrances are denoted by restrained Tuscan porches. The openings have margins of limestone and are guarded by decorative balustrading. The composition is finished with a roof terrace for each of the three houses.

1.3 The three houses would have a similar layout. At basement level there would be a bedroom, a cinema room and a plant room. Kitchens and reception rooms would be located at ground level while the remaining 3 bedrooms would be located on the first and second floors.

1.4 The proposal would provide an area for refuse storage to the east side of the development where there would also be a cycle store. There would not be the provision of any off street car parking.

2.0 Amendments

2.1 The proposal has been amended at officers' request. The perimeter of the terraces has been reduced; bathroom windows have incorporated obscure glazing and the rear elevation has been modified to include 3 sections of living wall and decorative architectural features. In addition, the top storey has been changed to feature a slope to the rear in order to mitigate loss of sunlight to the neighbouring properties to the rear.

3.0 Main planning considerations

3.1 The principal considerations material to the determination of this application and summarised as follows:

- a) The principle of the proposed land use;
- b) The impact of the proposals on the character and appearance of the area;
- c) The impact of the proposal on the amenity of adjacent occupiers; and
- d) The standard of accommodation.

4.0 Design

4.1 In terms of design, the proposed buildings are considered to be of high architectural quality. The proposed new houses make a considered and positive response to their immediate context. The similar language of form, detail and materials to surrounding sites creates a family of buildings which make a positive contribution to the character of the locality. Each building also makes a constructive contribution to improving the functioning of the area by providing opportunities for passive surveillance and improving the perceived safety of currently poorly over looked spaces.

5.0 Basement impact and neighbouring trees

5.1 The submitted Basement Impact Assessment and its subsequent amendments has been assessed by the Council's external auditors for potential impact on land stability and local ground and surface water conditions arising from basement development in accordance with Camden's policies and technical procedures. The key conclusions of the report are as follows:

5.1.0 The reviewers of the BIA and the author of the land stability and hydrogeology report all have suitable qualifications.

5.1.1 It is accepted that the BIA has shown that the development will have no significant effect on slope

or ground stability of the surrounding area and will not affect the hydrogeology of the surrounding area.

5.1.2 It is accepted that the BIA has shown that the development will have little detrimental effect on surface water discharges to the network drainage system.

5.1.4 It is stated there is no effect on the trees in the vicinity as the development is outside the root protection zone and the Maund report has now been made consistent with the Croft report to reflect this. A Horticultural Statement also confirms this.

5.1.5 It is accepted that the BIA has adequately identified the potential impacts from basement construction and proposes sufficient mitigation.

5.2 Given the above, the proposed basements can be considered to be in line with Camden's policy DP27 and the guidance of CPG4.

6.0 Amenity

6.1 Policy DP26 seeks to ensure that the amenity of occupiers and neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook, privacy and the like. A number of amenity concerns have been raised by neighbours. These are discussed in the 'consultations' section above.

6.2 A daylight and sunlight study has been submitted with the proposal to assess the impact of the development on the light receivable by the neighbouring properties at 1 & 2 St Johns Wood Park, 1 to 17 Middlefield, Boydell Court, 4 to 7 Court Close and the land adjacent to 1 St Johns Wood Park. The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011. The results confirm that the proposed development does not fully comply with the BRE numerical guidelines. Whilst some windows and gardens do not meet the recommendations, the results are not unusual in the context of an urban location. The BRE guide explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout design. All habitable room windows pass the Vertical Sky Component (VSC) test with the exception of isolated windows at 15 Middlefield and 4 and 6 Court Close. However, the windows fall only slightly short of the recommended VSC target (Before/after ratios of 0.68 and above – against the BRE target of 0.8). All windows which face within 90 degrees of due south have been tested for direct sunlight. All windows pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

6.3 The sunlight availability to gardens at Boydell Court and 4 to 7 Court Close would be reduced to less than 0.8 times their former value after the proposed development. However, the BRE recommendations are intended to be applied flexibly and take into account the site constraints. In particular, paragraph 1.6 of the BRE guide states "a higher degree of obstruction may be unavoidable if new developments are to match the heights and proportions of existing buildings". The proposed development is seeking to match the height and proportions of the existing properties at 1 to 13 Middlefield. Therefore, it is considered that it is impractical to avoid transgression of the BRE recommendations in this instance.

6.4 In terms of privacy and overlooking it is considered that the proposal would not have any significant impact on neighbouring properties given the distance of at least 18m to neighbouring windows and their location in respect of the proposed development. The elevation of the block of Boydell Court closer to the site is a blank wall. There are a number of windows on an elevation perpendicular to the rear of the application site. However, the angle of view would impede any direct overlooking of these windows and thus the privacy of the Boydell Court residents would be preserved. The rear windows of the properties of Court Close, as well as those on the Boydell Court directly facing the rear of the application site, are located at a distance of at least 18m from the rear of the proposed terraces. This is the minimum distance generally considered acceptable for facing windows between habitable rooms and therefore, it is considered that the impact on privacy would not be such as to refuse the application on these grounds. The size of the proposed terraces has been amended and significantly reduced. They are approx. 22 sq m as amended. Therefore it is not considered that they would be able to accommodate a large number of people at any one time and result in a significant noise nuisance on planning terms.

7.0 Mix of units and standard of accommodation

7.1 Core strategy Policy CS8 seeks to ensure mixed and inclusive communities and a range of self-contained homes of different sizes. Development Policy DP5 endeavours to implement this vision by requiring that all developments must meet the priorities set out in the dwelling size priorities table and that each new residential development must have a mix of large and small homes. This application proposes 3 4-bed units.

Dwelling Size Priorities Table				
1 – bedroom or studio	2-bedrooms	3-bedrooms	4-bedrooms or more	Aim
lower	Very high	medium	medium	40% 2-bed

7.2 The dwelling size priorities table above indicates that there is a medium demand for 4-bedroom market dwellings. Although the 3 new units of the proposal are all of the same size, it is considered that in this location of predominant high rise blocks large family units are appropriate. The Development Policies document states that *“the Council will be flexible when assessing development against policy DP5. The mix of dwelling sizes appropriate in a specific development will be considered taking into account the character of the development, the site and the area”*. The new houses will all benefit from outdoor space in the form of terraces. In light of this, the mix is considered to be acceptable and meets the underlying aims of Policy DP5.

7.3 The proposed bedrooms are of an adequate size; meeting the Council's requirements and the minimum floorspace standards set on the National Space Standards. In addition, it is considered there is ample storage space. With regards to light, ventilation and outlook, the rooms above basement level are laid out in an appropriate manner that would ensure adequate daylight and sunlight to all habitable rooms and a satisfactory outlook.

8.0 Transport issues

8.1 The proposal is considered acceptable in terms of transport and highways impacts subject to a section 106 agreement including the following obligations:

- Car free development (PTAL rating = 5)
- Construction Management Plan.

8.2 The original proposal has been amended to incorporate cycle storage facilities. The proposal was required to provide 6 covered, fully enclosed, secure and step-free cycle parking spaces to comply with the minimum requirements of Camden and London Plan cycle parking standards, specifically with Core Strategies CS11 and CS19 and Development Policy DP18 in order to encourage cycling as a sustainable and efficient mode of transport. These are located on the side of the houses, at ground floor level and considered satisfactory.

8.3 Concerns have been raised regarding the accessibility of neighbouring garages during construction works, which is unclear in the submitted CMP. The CMP to be secure through the s 106 legal agreement should address this concern.

9.0 Waste

9.1 The Council seeks to ensure development includes facilities for storage and collection of waste and recycling, in accordance with Policies CS18 and DP26. An area to the side of the development has been allocated for refuse and recycling storage, this is considered suitable for a proposal if this scale.

10.0 Sustainability

10.1 Camden considers sustainable design and construction as integral the policy ambitions are set out in adopted Local Development Framework (“LDF”) Policies CS13 (Tackling climate change through promoting higher environmental standards) and DP22 (Promoting sustainability and tackling climate change). CPG3 requires all developments to achieve a 20% reduction in CO2 through renewable energy (after energy efficiency measures have been implemented). The submitted Sustainability Statement concludes that the total CO2 displaced would be 20.59%. However, to ensure the development would meet these requirements the sustainability plan will be secured via a Section 106 as per Policy DP22.

12.0 Community infrastructure levy (CIL)

12.1 The CIL applies to all proposals which add 100m² of new floorspace or an extra dwelling. The amount to pay is the increase in floorspace (m²) multiplied by the rate in the CIL charging schedule. Within Camden the Mayoral CIL is set at £50 per square metre as such the proposed would generate approx. £50,000.00 [(334 m² x £50) + (316 m² x £50) + (350 m² x £50)].

12.2 In terms of the Camden CIL, the site is located in charge zone B, which means that £500 per sq metre is due. As such the proposed would generate approx. £500,000.00 (1,000 m² x £500). If the application were to be approved an informative would be placed on the decision notice drawing the applicant's attention to this point.

13.0 Conclusion

13.1 In conclusion it is considered that the proposed works would be an acceptable form of development and subject to a Section 106 agreement and necessary conditions planning permission should be granted.

14.0 Recommendation

14.1 Grant conditional permission subject to a Section 106 legal agreement covering the following heads of terms: 1) Car-free housing; 2) Construction management plan; & 3) Sustainability statement.

DISCLAIMER

Decision route to be decided by nominated members on Monday 25th April 2016. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Shaun Knight
Shaun Knight Architecture Ltd
40 Falcon Road
London
TW12 2RA

Application Ref: **2015/6681/P**

21 April 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 off Middlefield
London
NW8 6ND**

Proposal:

Erection of three 3-storey plus basement mews houses following demolition of 17 existing garages on land off Middlefield.

Drawing Nos: 001; 002B; 003B; 004B; 005B; Design & Access Statement; Basement Impact Assessment 150917; Hydrogeology and Land Stability Report parts 1 and 2; Revised Ground Movement Assessment; Construction Traffic Management Plan; Daylight and Sunlight Study (18 March 2016); Horticultural Statement; & Sustainability Statement parts 1 and 2.

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: 001; 002B; 003B; 004B; 005B; Design & Access Statement; Basement Impact Assessment 150917; Hydrogeology and Land Stability Report parts 1 and 2; Revised Ground Movement Assessment; Construction Traffic Management Plan; Daylight and Sunlight Study (18 March 2016); Horticultural Statement; & Sustainability Statement parts 1 and 2.

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

- 3 Prior to commencement of the works (other than site clearance and preparation) a plan showing details of the rear living walls 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 living walls, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The living wall 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 living wall 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.

- 4 No development of the relevant part shall commence until detailed drawings, or samples of materials as appropriate, in respect of the following, have been submitted to and approved in writing by the Local Planning Authority:

a) Manufacturer's details of new facing materials including windows and door frames, gates and balconies with a sample panel of not less than 1m by 1m demonstrating, the proposed colour, texture, face-bond and pointing of brickwork.

The relevant part of the development shall then be carried out only in accordance with the approved details and samples.

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.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or man-safe rails shall be fixed or installed on the external face of any 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 development the refuse and recycling storage facilities intended for its occupiers as shown on the drawings hereby approved shall be provided. All refuse and recycling storage facilities shall be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS18 of the London Borough of Camden LDF Core Strategy and DP26 of the London Borough of Camden LDF 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.
- 5 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 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

Culture and Environment Directorate