

Mr Simon Zargar  
DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

Application Ref: **2015/1381/P**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

27 November 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**62 Haverstock Hill & 201 Prince of Wales Road**  
**London**  
**NW3 2BH**

Proposal:  
Demolition of existing buildings and erection of 1-3 storey, plus basement, building comprising 3x flats.

Drawing Nos: Site Location Plan 126\_X\_10\_01 Rev P4; 126\_X\_10\_21 Rev P4; 126\_X\_22\_01 Rev P4; 126\_X\_23\_01 Rev P4; 126\_X\_24\_01 Rev P4; 126\_X\_32\_01 Rev P4; 126\_X\_33\_01 Rev P4; 126\_X\_34\_01 Rev P4; 126\_X\_36\_01 Rev 4; 126\_X\_41\_01 Rev P4; 126\_X\_41\_21 Rev P4; 126\_X\_42\_01 Rev P4; 126\_X\_42\_21 Rev P4  
126\_P\_10\_01 Rev P8; 126\_P\_21\_01 Rev P8; 126\_P\_22\_01 Rev P9; 126\_P\_23\_01 Rev P9; 126\_P\_24\_01 Rev P9; 126\_P\_25\_01 Rev P9; 126\_P\_31\_01 Rev P9; 126\_P\_32\_01 Rev P8; 126\_P\_33\_01 Rev P9; 126\_P\_34\_01 Rev P9; 126\_P\_35\_01 Rev P8; 126\_P\_41\_01 Rev P8; 126\_P\_41\_21 Rev P8; 126\_P\_42\_01 Rev P8; 126\_P\_42\_21 Rev P8; 126\_P\_43\_01 Rev P1; 126\_P\_44\_01 Rev P1;

Design and Access Statement by Carmody Groarke dated February 2015; Planning Statement by DP9 dated February 2015; Daylight & Sunlight Report by GIA dated 29th April 2015; Draft Construction Management Plan dated 29th May 2015; Basement Impact Assessment by GEA dated January 2015; Flood Risk Assessment by Evans River and Coastal dated January 2015; Construction Method Statement by Price and Myers dated



December 2014

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

Condition(s) and Reason(s):

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Site Location Plan 126\_X\_10\_01 Rev P4; 126\_X\_10\_21 Rev P4; 126\_X\_22\_01 Rev P4; 126\_X\_23\_01 Rev P4; 126\_X\_24\_01 Rev P4; 126\_X\_32\_01 Rev P4; 126\_X\_33\_01 Rev P4; 126\_X\_34\_01 Rev P4; 126\_X\_36\_01 Rev 4; 126\_X\_41\_01 Rev P4; 126\_X\_41\_21 Rev P4; 126\_X\_42\_01 Rev P4; 126\_X\_42\_21 Rev P4  
126\_P\_10\_01 Rev P8; 126\_P\_21\_01 Rev P8; 126\_P\_22\_01 Rev P9;  
126\_P\_23\_01 Rev P9; 126\_P\_24\_01 Rev P9; 126\_P\_25\_01 Rev P9;  
126\_P\_31\_01 Rev P9; 126\_P\_32\_01 Rev P8; 126\_P\_33\_01 Rev P9;  
126\_P\_34\_01 Rev P9; 126\_P\_35\_01 Rev P8; 126\_P\_41\_01 Rev P8;  
126\_P\_41\_21 Rev P8; 126\_P\_42\_01 Rev P8; 126\_P\_42\_21 Rev P8;  
126\_P\_43\_01 Rev P1; 126\_P\_44\_01 Rev P1;

Design and Access Statement by Carmody Groarke dated February 2015;  
Planning Statement by DP9 dated February 2015; Daylight & Sunlight Report by GIA dated 29th April 2015; Draft Construction Management Plan dated 29th May 2015; Basement Impact Assessment by GEA dated January 2015; Flood Risk Assessment by Evans River and Coastal dated January 2015; Construction Method Statement by Price and Myers dated December 2014.

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

- 3 Prior to commencement full details of the proposed mechanical ventilation system for each unit demonstrating that air inlet locations will be positioned away from busy roads and as close to roof level as possible should be submitted to the Local Planning Authority and approved in writing. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to

occupation, evidence demonstrating that this has been achieved shall be submitted to 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)

- 5 Prior to construction the development hereby approved an energy statement demonstrating how a 20% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy shall be submitted to and approved in writing by the Local Planning Authority. Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.

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).

- 6 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 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.

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

a) Plan, elevation and section drawings of all new doors and windows at a scale of 1:10 with including jambs, head and cill, details at a scale of 1:5.

b) Samples and manufacturer's details of new facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies

DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 8 Only the area specified as a 2nd floor roof terrace on the plans hereby approved shall be used for such purposes; no other external flat roof area at second floor level shall be used as a roof terrace/balcony, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

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

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

- 10 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.

- 11 No external plant shall be fixed to the building until the full details of its location, design and specification along with an accompanying noise report have been submitted to and approved by the local planning authority in writing. The plant shall be installed and maintained only in strict accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 12 Notwithstanding the information indicated on the approved drawings, revised

details of the final colour and finish of the proposed building shall be submitted to the local planning authority and a sample panel erected on site. The work on the relevant part shall not commence until such time as the local planning authority's written approval has been given and shall then proceed only in accordance with the approved details. The approved samples shall be retained on site during the course of the works.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy 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 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.
- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

- 6 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.
- 7 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.
- 8 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)

- 9 You are advised in regard to condition 12 above that a paler colour for the main facing material should be chosen from that indicated in the illustrative material submitted with the application. Please contact Charles Rose on 020 7974 1971 or email [charles.rose@camden.gov.uk](mailto:charles.rose@camden.gov.uk) for further advice relating to this matter.

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

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment